

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, April 19, 2016 – 7:00 p.m.
City Hall Chambers - 8150 Barbara Avenue

Commissioner Gooch called the Planning Commission meeting to order at 7:00 p.m.

Commissioners Present: Dennis Wippermann
Elizabeth Niemioja
Bill Klein
Pat Simon
Tony Scales
Harold Gooch
Armando Lissarrague
Annette Maggi

Commissioners Absent: Joan Robertson (excused)

Others Present: Tom Link, Community Development Director
Allan Hunting, City Planner
Heather Botten, Associate Planner

APPROVAL OF MINUTES

The April 5, 2016 minutes were not yet available and will be approved at the May 3, 2016 meeting.

WAKOTA STORAGE – CASE NO. 16-04C (tabled from March 15)

Reading of Notice

The notice was read at the March 15 Planning Commission meeting.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the applicant has submitted a request for a conditional use permit (CUP) to allow a ministorage facility on the vacant property located on the southwest corner of Blaine Avenue and 50th Street. The applicant is proposing four storage buildings; one would be heated and the other three would be considered cold storage. No outdoor storage would be permitted on the site. The property is currently three separate tax parcels which the applicant will combine into one buildable lot if the CUP is approved. There would be one access point along 50th Street. The zoning code requires the equivalent of 52 trees to be planted on the property; the landscaping plan demonstrates the equivalent of 65 trees that are a mixture of over-story, shrubs, and ornamental trees. The applicant has been working with the engineering department regarding the grading and stormwater requirements. Final plan details will be reviewed and approved by the City Engineer prior to any work commencing on the site. Staff recommends approval of the request with the ten conditions listed in the report. Staff heard from the president of the HOA across the street who expressed concerns with noise and traffic at the intersection of 50th and Blaine. Staff also heard from the property owner to the west who had no issues with the request.

Commissioner Wippermann asked if a tree survey was conducted.

Ms. Botten replied it was not as the request did not meet the requirements for tree preservation.

Commissioner Gooch asked if this was the location of the formerly proposed Hitching Post.

Ms. Botten replied in the affirmative.

Opening of Public Hearing

Scott Askew, 13602 Dellwood Way, Rosemount, advised he was available to answer any questions.

Chair Maggi asked the applicant if he read and understood the report.

Mr. Askew replied in the affirmative.

Commissioner Wippermann asked if Building B would only be accessed from the south.

Mr. Askew replied in the affirmative, stating there would be no doors on the north side.

Commissioner Wippermann asked if those units would be extra long.

Mr. Askew replied they would not, rather there would be an interior hallway dividing the units up.

Daniel Dietrich, 4837 Bissett Lane, advised he was president of the homeowners association for the townhomes north of the subject property. He noted that the tall trees on the subject property were removed last fall, which caused increased noise from I-494. He noted that the proposed trees to be planted would not be as tall as the ones that were removed and therefore not as effective of a sound barrier. He asked what the hours of operation would be and requested a four-way stop at Blaine and 50th Street to slow down traffic.

Ms. Botten responded that the proposed access complied with the access spacing guidelines for the corner of Blaine and 50th Street. Staff does not anticipate traffic being a concern as this use does not have peak a.m. traffic and high impact use. In regard to the tree removal, Ms. Botten advised that the applicant owned the property last fall and had the right to remove any trees on the property.

Mr. Askew advised that currently they own a similar storage facility in Rosemount which has 9 a.m. to 5:30 p.m. office hours Monday-Friday and Saturdays 9 a.m. to 3:00 p.m., and gate hours 6 a.m. to 9 p.m. He added that occasionally a customer is allowed after hour access if necessary. The proposed facility may also be open Sundays noon – 3 p.m. so as to develop a clientele.

Ms. Botten clarified that there would not be an additional 65 trees planted, but rather the equivalent of 65 trees which could include shrub plantings.

Mr. Dietrich advised that Blaine Avenue is a main thoroughfare which carries a lot of traffic. He was concerned about an increase in traffic and questioned how he could pursue slowing traffic down at the corner of 50th and Blaine, perhaps with a four-way stop.

Mr. Hunting replied that the Public Works Director could best address the question of traffic control.

Commissioner Klein stated there would be no traffic coming from 50th Street west of the subject property as it was a dead end with only two residential properties on it. He asked if there were stop signs on Blaine Avenue at 50th Street.

Mr. Dietrich replied there were no stop signs on Blaine Avenue, just 50th Street.

Commissioner Klein commented that the signs should be on Blaine Avenue rather than 50th Street.

Mr. Dietrich asked how many storage units were being proposed.

Mr. Askew replied that tentatively they are planning to have 440 units of various sizes which would likely generate minimal traffic.

Mr. Dietrich stated the noise level from I-494 increased substantially once the trees were removed last fall.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Commissioner Niemioja stated that while she sympathized with the homeowner's concerns, she felt this was a good use of space next to the freeway and that the proposed buildings may provide a beneficial buffer.

Planning Commission Recommendation

Motion by Commissioner Niemioja, second by Commissioner Scales, to approve the request for a conditional use permit to allow a mini-storage facility on the property located at the southwest corner of 50th Street and Blaine Avenue.

Motion carried (8/0). This item goes to the City Council on May 9, 2016.

GLG PROPERTIES (GERTENS) – CASE NO. 16-05IUP (tabled from April 5)

Reading of Notice

The notice was read at the April 5 Planning Commission meeting.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that Gertens Greenhouse is proposing to amend their existing PUD to allow the addition of a 5.7 acre parcel on the east side of the site. Gertens has owned this parcel for a few years and are proposing to use it as growing fields. There is an existing home on the property which would be used for housing employees. The property is currently zoned MF PUD in the Bishop Heights PUD and is guided for low density residential. All uses within the Bishop Heights PUD are approved individually and therefore a rezoning/ordinance amendment to commercial PUD and a comprehensive plan amendment to regional commercial would be required. The changes to the property would be primarily related to engineering and stormwater. Engineering staff is working with the applicant to finalize the proposed stormwater system plans. An issue was raised late Friday afternoon by the Public Works Director in regard to whether a permanent cul-de-sac should be built at the end of Brent Avenue since a northerly extension may no longer be necessary. The Public Works Director has raised this as a point to be addressed by City Council. Staff feels that Gertens should be part of the solution and therefore a general condition has been added in regard to this issue. Staff recommends approval of the request as presented with the 19 conditions listed in the report.

Chair Maggi asked staff to address the guiding for the abutting properties.

Mr. Hunting stated because the zoning is Agricultural, which is a permitted use, it has not triggered a change in the comprehensive plan.

Chair Maggi asked if Gertens owned the property north of the subject property.

Mr. Hunting replied they did not.

Commissioner Simon stated that building a cul-de-sac in the proposed location would be difficult because of the steep topography.

Mr. Hunting replied that the bubble may have to extend a bit further.

Commissioner Simon questioned why they would build a retention pond on the property south of the subject property rather than piping the stormwater to the existing low area that was currently holding the water.

Mr. Hunting stated that question could be better answered by the applicant or their engineer.

Commissioner Klein stated they were overdeveloping it and a cul-de-sac would only serve a few townhouses.

Commissioner Wippermann questioned why the property south of the subject property would not change as well.

Mr. Hunting replied that the subject property required a change, whereas the property referred to by Commissioner Wippermann did not.

Opening of Public Hearing

Lewis Gerten, 5910 S. Robert Trail, advised he was available to answer any questions.

Chair Maggi asked the applicant if he read and understood the report.

Mr. Gerten replied in the affirmative. He felt that the cul-de-sac issue should be looked at as completely separate from his application as the two things were disconnected except as leverage. He noted that he did not see a picture of it until this meeting.

Chair Maggi asked for clarification of whether the Planning Commission's recommendation would include the details of the cul-de-sac.

Mr. Hunting replied that it was raised as an issue, staff feels it warrants further discussion, but the condition was written in very general terms. If the Planning Commission feels strongly that it should be removed they could include that in their recommendation.

Chair Maggi read Condition 18 aloud.

Commissioner Scales stated the way he reads the condition is that staff is not telling Mr. Gerten the cul-de-sac must be on his property but rather stating it needs to be discussed.

Mr. Hunting agreed with Commissioner Scales' statement.

Mr. Gerten questioned why the cul-de-sac was coming up now as the townhomes were built 12 years ago, it has never come up in previous conversations, and he has lived there his entire life and was not aware of any issues. He felt it was clumsy to have this discussion as the proposed cul-de-sac location was not even on the same parcel as the subject property.

Commissioner Simon asked how the fire department would access the buildings on the back side.

Mr. Link replied he did not recall the details; however, that likely was an issue that the Fire Marshal considered when that development was approved.

Jacob Steen, attorney with Larkin Hoffman, 8300 Norman Center Drive, Bloomington, agreed with staff's recommendation with the exception of Condition 18. He had several objections to the cul-de-sac, including that it was a dead end with an existing turnaround that has sufficed for approximately 12 years when the apartments were built, he was not aware of any previous public safety issues, the townhomes could be accessed internally through the development drives, and he did not see any benefit that has not already been addressed through the existing turnaround. He stated the proposed cul-de-sac would require a significant dedication of land by Gertens for something totally unrelated to this application, was not feasible due to the significant grade change between Brent Avenue and the Gerten site, and would require a significant amount of earth moving and disruption to the Gerten site. He stated that although Condition 18 was written fairly broadly it appears that it is engineering staff's intent to try to use this as an opportunity to leverage Gertens to supply land for the City's right-of-way that they should have dedicated in 2004 when the development was initially created. For those reasons they are requesting approval of the application striking Condition 18.

Chair Maggi asked if it was realistic to think that Brent Avenue would ever have been extended northward given the topography.

Mr. Hunting replied that he was unsure but at the time the townhome development was proposed the layout would have been looked at by Public Works and Engineering.

Carson Dibble, 1156 – 9th Avenue South, South St. Paul, asked the applicant if he planned to bring in a significant amount of fill in order to use it as a growing field.

Mr. Gerten replied that would be an engineering question, but he believed they would be mostly shifting the soil from one spot to another to create the two holding ponds.

Mr. Dibble asked if machinery would be used to access the plants and trees in the growing fields.

Mr. Gerten replied there would be some tractor traffic during the day; however, he was not aware of any noise complaints regarding traffic on their other growing fields. He stated the majority of the tractors would come through 8 p.m.–5 p.m. on weekdays and very rarely on weekends. He added that there would be no lights or after hour activities either.

Mr. Dibble stated his only concern was that removal of the existing vegetation would increase the already high level of dust blowing off the growing fields.

Mr. Gerten stated this was the first dust complaint he had heard of. He advised that they have had a lot of construction activity for the last 4-5 years and he believed the dust was likely due to construction-related activity rather than the nursery fields. He noted that the issue would likely be resolved soon as they were nearing the end of their construction.

Janice Thury, 1148 – 9th Avenue South, South St. Paul, was concerned about the dust, the noise from the tractors and irrigators, and the potential for people to use this as a back way of getting into Gertens.

Mr. Gerten stated that employees living in the existing house would continue to use that road but there would be no tractor traffic.

Chair Maggi closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Klein, second by Commissioner Wippermann, to approve the request for a comprehensive plan amendment to change the future land use designation from LDR, Low Density Residential to RC, Regional Commercial, a planned unit development amendment to allow for the growing field expansion, and an amendment to Ordinance #1230 by rezoning Parcel G to Commercial Planned Unit Development District and to change the site plan and allowed uses for the addition of the added growing field, with the conditions listed in the report striking Condition 18.

Motion carried (8/0). This item goes to the City Council on May 9, 2016.

RIVER HEIGHTS LAWN AND LANDSCAPE – CASE NO. 16-10C

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a conditional use permit to allow a contractor's yard with outdoor storage on an I-1 zoned property, and a conditional use permit to allow the outdoor storage of boats, trailers, and RV's, for the property located at 9601 Jefferson Trail. 13 notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that this request is zoned I-1, Light Industrial, and is the former Absolute Trailer property. The applicant has submitted a request for a conditional use permit (CUP) to operate a contractor's yard with outdoor storage and to allow the storage of boats, trailers, and RV's on the property. The property consists of two separate tax parcels. The applicant is proposing to use the existing building on the south parcel as an office and the existing impervious surface for the parking and storage area. No new additional impervious surface is proposed at this time. It is staff's understanding that the applicant would also like to use the northern parcel similar to what the previous owner did. If that is the case they shall submit a plan to staff to be included with the City Council review prior to them making a decision. The applicant is planning to remove and replace some of the landscaping around the building to improve the aesthetics of the property. A six-foot privacy fence is proposed along Jefferson Trail. Engineering has been working with the applicant regarding grading and stormwater requirements. Staff recommends approval of the request with the seven conditions listed in the report and an added condition that a revised plan be submitted prior to City Council review if the applicant would like to utilize the northern parcel at this time. Staff distributed an email to Commissioners from one neighbor who was not in support of the request as they are concerned about a negative impact on property values and feel it could be visually displeasing.

Commissioner Simon asked why the two tax parcels were not combined into one.

Ms. Botten replied the applicant was not required to combine the two parcels into one as there were no buildings crossing over the property line.

Commissioner Simon asked if there would be a septic inspection, stating it was likely the new business would have more employees than the former business.

Ms. Botten stated that the building would have to meet all building and fire code requirements in order to get a certificate of occupancy.

Commissioner Simon stated it was her understanding that the sale of a building required a septic inspection.

Commissioner Wippermann asked if the proposed fence would be a security fence or a privacy

fence.

Ms. Botten replied it would be a solid privacy fence.

Commissioner Gooch stated he would like to see a semblance of order as to how the vehicles were being parked, stating the former owner had vehicles parked everywhere.

Ms. Botten stated at this time they do not have the boats, trailers and RV's laid out in parking stalls and drive aisles but she would think they would have to in order for customers to maneuver and utilize their vehicles.

Opening of Public Hearing

Nick Marsden, 10267 – 102nd Ct W, advised he was available to answer any questions.

Chair Maggi asked the applicant if he read and understood the report.

Mr. Marsden replied in the affirmative. In regard to a previous question regarding the septic system, he believed the property was hooked up to City services. They plan to store the equipment on the northwest corner of the property. He advised they have already started cleaning up the site and he runs a neat, orderly company.

Commissioner Klein asked the applicant why he was requesting to store recreational vehicles when he was a landscaping company.

Mr. Marsden replied this was a larger parcel than he needed for the landscape business and he felt this was a creative way to utilize the excess land and gain additional income. He advised he did not plan to begin storage immediately as he may need some of the land for storage of trees, shrubs, etc.

Commissioner Gooch asked if the lean-to and other items next to the building had been removed from the property.

Mr. Marsden replied in the affirmative.

Scott Paulson, 9252 Albano Trail, was concerned about the proposed storage of boats, trailers, etc. and would like to see it tabled.

Commissioner Klein asked if it would be a permitted use for the owner and employees of the landscape business to store their personal recreational vehicles on the property.

Mr. Hunting replied typically contractor's yard would only be for business-related equipment; however, it likely occurs on many lots in the City.

Chair Maggi asked if in theory the applicant could charge his friends a nominal fee and then technically it is a business.

Mr. Hunting replied the applicant is applying for the outdoor storage so it would be allowed to occur under the conditional use permit.

Commissioner Lissarrague asked Mr. Paulson if there were trees between his home and the subject property.

Mr. Paulson replied that his home was on a hill looking down over Jefferson Trail and was not a

wooded lot.

Commissioner Lissarrague asked Mr. Paulson if he overlooked the subject property.

Mr. Paulson replied that he could see much of the subject property from his home.

Rich Kruger, 9333 Albano Trail, stated he lived across the street from the subject property and was concerned about the vehicle storage portion of the request. He stated because his neighborhood sits up so high no fence would be able to screen the property from them. He stated that typically storage facilities have buildings in the front and outdoor parking in the back where it is concealed. In this case, however, the RV's and boats would be highly visible as they would be stored right off the road. He questioned if six feet was the standard height for fencing or were there other heights contemplated for different uses.

Commissioner Klein replied that six feet was the standard.

Mr. Kruger reiterated that a six foot fence would not hide anything, he was concerned that the owner may not be familiar with running a storage business, and he would like to see that portion of the business struck.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Commissioner Scales stated he had no issue with the storage request and believed that from a business standpoint it would be in the owner's best interest to keep the site in good shape.

Commissioner Niemioja agreed with Commissioner Scales, asked how the City would enforce this should the property become disorderly, and stated since the City is contemplating restricting the parking of recreational vehicles in the front yard residents would likely need a place such as this to store their vehicles.

Ms. Botten stated Condition 2 requires that the storage area be kept in a neat and orderly manner and that all licensable vehicles have a current license and be in operable condition.

Commissioner Niemioja asked if it would be up to the neighbors to call if they felt there was a problem.

Ms. Botten replied in the affirmative.

Commissioner Klein stated this would be an improvement from the former business and he hoped the owner would add some landscaping screening as well as the fence.

Commissioner Simon asked if it would be possible to add a condition prohibiting for sale signs, sale of items from the storage yard, containers, etc. which were conditions for other storage facilities in the City. She asked if there was a specific set of rules for storage that would be attached to the proposed conditions

Ms. Botten replied there was not, but the Planning Commission could add a condition.

Commissioner Simon advised she would like such a condition added.

Commissioner Klein agreed with Commissioner Simon's suggestion.

Planning Commission Recommendation

Motion by Commissioner Klein to approve the request for a conditional use permit to allow a contractor's yard with outdoor storage on an I-1 zoned property and a conditional use permit to allow the outdoor storage of boats, trailers, and RV's, for the property located at 9601 Jefferson Trail, with the seven conditions listed in the report, the additional condition from staff that if the applicant would also like to use the northern parcel they must submit a plan to staff prior to going to City Council, and an added condition prohibiting for sale signs and the sale of vehicles.

Mr. Kruger asked if there was a height restriction on how tall RV's could be.

Chair Maggi replied there was not.

Mr. Kruger asked if they would entertain such a restriction.

Commissioner Klein advised that RV's were only built to a certain height.

Commissioner Simon stated that to her knowledge no other storage facilities had that restriction.

Second by Commissioner Scales.

Motion carried (8/0). This item goes to the City Council on May 9, 2016.

CASTAWAYS MARINA & CITY OF INVER GROVE HEIGHTS – CASE NO. 16-11CV & 16-12V

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a conditional use permit to add a new storage structure on the east end of the parking lot and a variance to allow a structure to be located five feet from the property line, whereas 40 feet is required, for the property located at 6140 Doffing Avenue. 2 notices were mailed.

Commissioner Simon read the public hearing notice to consider the request for a variance to allow the creation of a new lot with less than required minimum lot size and width standards in the I-1 zoning district, for the property located at 6140 Doffing Avenue. No notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the City has been in negotiations with Castaways Marina to purchase the house and surrounding land so as to continue the City's efforts to remove residential structures out of the floodplain. The property is zoned I-1 and the minimum lot size and width in that district is one acre and 100 feet. The parcel of land to be purchased is 10,000 square feet in size; therefore the City is requesting a variance to allow the creation of a parcel smaller in size than the minimum standards. If the City purchases the property they would do an administrative subdivision to create the parcel. The marina currently uses the garage on the subject property for storage. The proposed two-story storage building would replace and expand that storage capacity. The applicant is requesting a CUP amendment to allow for that addition. A variance from setbacks is also being requested as the building would be setback five feet from the new property line. Staff does not see an issue with creating a small parcel because the City is purchasing just enough land for the purpose intended, and it will remain in open space and not developed. The marina setback variance is created by the access roads to the levee, parking lot, and the request of the City to purchase land. Staff sees these as practical difficulties and recommends approval of the two applicant requests as presented.

Chair Maggi asked if anyone was living in the residence on the subject property.

Mr. Link advised the residence was vacant.

Chair Maggi questioned why the City desired to purchase the subject property even though the residence was not inhabited.

Mr. Link replied that the purpose of the City's ongoing program to acquire properties in the floodplain was to remove the buildings so as to reduce damage to property and damage to life, and also to make it easier for the City to fight floods. He advised in the past the City has had to sandbag the building and pump out water when there have been floods.

Commissioner Klein asked if the City would be held harmless should the proposed building flood.

Mr. Link replied that the proposed building would be designed to withstand floodwaters. Also, as part of this sale there is an agreement between the marina and the City relieving the City from the responsibility and obligation of having to protect the building. Part of the agreement requires that the City provide access to the marina, however, they will not have to pump in order to protect the new storage building.

Opening of Public Hearing

Tom Lind, 6140 Doffing Avenue, stated he was available to answer any questions.

Chair Maggi asked the applicant if he read and understood the report.

Mr. Lind replied in the affirmative. He clarified that the lower level of the proposed building would be poured concrete garage space built to comply with the code required for building in a floodplain. If the river rises they will move the vehicles out and let it flood. The second story will house mini-storage units and will be three feet higher than the top of the levee which will alleviate any potential flooding issues. The units will be sold to members of their marina.

Mr. Link advised that Mr. Lind has been working closely with staff and is very knowledgeable about building code requirements in the floodplain.

Chair Maggi closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Gooch, second by Commissioner Lissarrague, to approve the requests for a conditional use permit to add a new storage structure on the east end of the parking lot, a variance to allow a structure to be located five feet from the property line whereas 40 feet is required, and a variance to allow the creation of a new lot with less than required minimum lot size and width standards in the I-1 zoning district, for the property located at 6140 Doffing Avenue, with the conditions listed in the report.

Motion carried (8/0). This item goes to the City Council on April 25, 2016.

MIHM CUSTOM HOMES – CASE NO. 16-06PUD

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a rezoning of the property from A, Agricultural to R-1C/PUD, Single-Family Residential, a preliminary plat for a 44 lot, two outlot subdivision, and a preliminary PUD Development Plan for a 44 unit single-family

development, for property located on the west side of Highway 3 between future 65th and 67th Streets. 14 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the applicant is proposing a 44 lot, two outlot single-family development that would receive its sewer and road extensions from Blackstone Ridge. Lot sizes range from 8,000–15,000 square feet and average 65 feet in width. The street system consists of a north-south collector and two local street stubs leading west into Blackstone Ridge. Sidewalks are proposed on all the local streets. The site requires some reforestation and takes into account the manmade pine plantation. The applicant is requesting flexibility from the Northwest Area standards to allow a 15 foot separation between houses, a 25 foot front setback, a 20 foot corner lot setback, 30.18% impervious surface, and driveways be allowed to be full length and width with non-porous pavement. Staff recommends approval of the request.

Chair Maggi asked for clarification of the proposed side setbacks.

Mr. Hunting replied they would maintain a 15 foot separation but it would not necessarily be a strict 5 and 10.

Commissioner Simon noted an error on Page 8 of the report in regard to financial implications.

Mr. Hunting advised he would review and correct the statement regarding the financial implications of 44 lots versus 99 lots.

Commissioner Simon questioned why, in instances where pine plantations were removed, applicants would get credit for replacing trees with more pines.

Mr. Hunting replied that pine plantations are planted tight together with the intention of logging them, whereas the replacement pines would be planted in a different manner, function as landscaping, and would likely be a different species.

Commissioner Simon questioned whether the Northwest Area requirements should be changed since all the larger developments in the Northwest Area have requested the same flexibility.

Mr. Hunting replied that staff has been making note of the flexibilities that are repeatedly being requested and a discussion will likely take place to determine whether some of the requirements should be changed.

Commissioner Simon asked if they would also need to change the stormwater manual.

Mr. Hunting replied he would look into it but did not believe so.

Chair Maggi was concerned that they have been making adjustments development by development rather than someone looking at the entire area comprehensively to determine what the overall impact would be of changing the rules.

Commissioner Simon agreed, stating the Northwest Area has difficult topography, water is difficult to keep on site, and they keep making exceptions.

Mr. Hunting agreed that the difficult topography is making it hard for developers to get the density they need. Mr. Hunting stated that Engineering continually looks at the larger drainage areas and basins to make sure they are not shorting themselves, they have had a few updated studies done,

and the stormwater is being looked at with every development.

Commissioner Scales stated his understanding was that it was still handling the same amount of water in the same amount of space; it is just that instead of having rain gardens between every house runoff goes to a big holding pond like the City has done for years. The same development is still handling the same amount of water.

Mr. Hunting stated they are all designed to the same standards in the Northwest Area; they just might be larger basins as opposed to individual rain gardens.

Commissioner Gooch stated this particular property was changed from Medium Density to Low Density, so in reality it would have been a worse situation than it is now.

Commissioner Niemioja asked for clarification of the reforestation issue since the people in this area may like more trees as there are no parks in this area.

Mr. Hunting advised that if the developer cannot physically fit all of the plantings on the property they have the option of requesting Council to allow them to pay a fee in lieu of planting. The applicant's reforestation and landscape plans, however, comply with City standards.

Opening of Public Hearing

Tom Mihm, 842 Ivy Lane, Eagan, advised he was available to answer any questions.

Chair Maggi asked the applicant if he read and understood the report.

Mr. Mihm replied in the affirmative. He provided a color rendering showing the proposed tree plantings.

Chair Maggi closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Gooch, second by Commissioner Scales, to approve the request for a rezoning of the property from A, Agricultural to R-1C/PUD, Single-Family Residential, a preliminary plat for a 44 lot, two outlot subdivision, and a preliminary PUD Development Plan for a 44 unit single-family development, for property located on the west side of Highway 3, between future 65th and 67th Streets, with the conditions listed in the report.

Motion carried (8/0). This item goes to the City Council on May 9, 2016.

OTHER BUSINESS

Tom Link, Community Development Director, advised that staff is preparing to start the comprehensive plan update. The Planning Commission's role will likely start late 2016 or early 2017. Many of the issues being raised tonight will be discussed as part of that update.

The meeting was adjourned by unanimous vote at 8:50 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary