

PLANNING COMMISSION MEETING
February 7, 2006

MEMBERS PRESENT: Bob Craggs, Richard Glasgow, Sharon Lee, Joe Paiement, Chris White, Diane Wirth

STAFF PRESENT: Timothy Brausen (Eckberg, Lammers), Chris Wallberg

OTHERS PRESENT: Roy Baker, Al Bergevin, Sanford Cobb, Gary Mau, Mary Parr

1. **CALL TO ORDER** by Chair Joe Paiement at 7:09 p.m.
2. **PLEDGE OF ALLEGIANCE** was said.
3. **MINNESOTA LAND COVER CLASSIFICATION SYSTEM (MLCCS)** – Representative absent (see 5a below)

4. APPLICATION BY J. P. BUSH HOMES/ST. CROIX VALLEY UNITED METHODIST FOR MAJOR SUBDIVISION

Paiement provided background and proposed Resolution for PC consideration to conditionally approve major subdivision application as amended by J.P. Bush Homes/SCVUM. Roy Baker, SCVUM, had no formal statement to add; everything said at Public Hearing in conjunction with previous CC. Paiement thanked everyone involved; long process, but feels City and church have considered all dimensions. Craggs noted conditional approval includes two variances identified in Resolution (1) WHEREAS, private drives are not preferred under the City's zoning and subdivision codes, specifically Subdivision Code Section 603.10 and 402.01(35) and, (2) WHEREAS, the Lakeland Subdivision Code requires all parcels have frontage on a public street and that no lot shall have width at the front or rear line of less than thirty (30) feet as provided in Subdivision Code Section 614.02 and 614.06; pointed out they are approving proposed major subdivision with two variances. Wallberg noted J.P. Bush contacted her and she assured him since presentation scheduled (MLCCS), his arriving late would work out; thinks he more concerned if anyone had questions to be in attendance. Craggs commented on provision 9 (page 3) regarding landscaping; recommendation to give consideration having landscaping approved by Clerk and Engineer unless PC feels compelled to review; consistent with intent of Ordinance. Paiement agrees. Lee wants to insure neighbors affected know exactly whom to contact. Craggs understanding is provision 10 (page 3) notes final neighborhood meeting with adjacent property owners; thinks Baker talked directly with one neighbor, Evan Anderson [16655 7th Street South]. Baker did talk with Anderson after January meeting indicating concern regarding communication between church and neighbors about many things including subdivision; intent for meeting prior to commencement of any construction to provide timeline, whether church building or development of lots in question, so neighbors aware of inconveniences posed during construction; as indicated in Resolution and at last meeting, they also invited neighbors to participate in setting center line of drive so lights coming down drive shoot between Anderson's home and home immediately west [Christy Kuehn, 16625 S. 7th Street]; have every intention of fulfilling commitments and proceeding on that basis. Glasgow would like to see PC approve for simple reason it gets everyone together one night instead of one neighbor calling one day, another neighbor calling two weeks later; thinks very straightforward; won't delay landscaping because he is sure landscaping will probably be finished before construction starts; would like opportunity for more people, because they would have definite time and date, to see it, make comments and interact instead of just calling Wallberg. Craggs sees two issues, (1) landscaping plan and, (2) access point and angle to be finalized by final neighborhood meeting. White added landscaping already noted. Craggs said then it is inconsistent at this point based on way drafted. Roy Baker, SCVUM, needed clarification of landscaping; reason is proposal submitted provides in detail precisely type, location, and size of all trees proposed as part of application; would seem fulfilling that specification would meet 'landscaping' requirements; agrees with Craggs that angle of drive issue of greatest concern to neighbors, and that is what they intend to involve them in. Paiement asked why draft Resolution referenced final landscaping plan if already submitted. Wallberg suggested possibly City Engineer felt if there needed to be some changes to accomplish access of lights question, potential might change what they need to do; should they find they need changes, Resolution states they come back and City Engineer and/or whoever decided would look at any changes without having to come back through more process. Craggs verified per discussions it was through City Engineer, for reasons Wallberg outlined; why his suggestion to change language instead of 'and approve by the Planning Commission' to 'to Clerk and Engineer for review and approval' in provision 9 (page 3); as Baker pointed out, church would have final meeting with neighborhood representatives to confirm direction of road/access; based on that, they would finalized landscaping; any changes would be forward to City Engineer for review and approval. Glasgow asked procedure if neighborhood doesn't agree. Craggs reminded Baker had discussions with both neighbors about location/angle; unless they want to specify, appears there's consensus. Motion made by Craggs, seconded by Lee, to forward Resolution to City Council with recommendation for approval by Planning Commission with change to provision 9 (page 3) deleting '~~and approved by the Planning Commission~~' inserting '*City Clerk and Engineer for review and approval.*' White questioned provision 10 (page 3) regarding approval by City Engineer, but also subject to final meeting with neighbors – asked if neighbors didn't have to approve. Craggs verified that correct. White asked what happens if Wallberg and City Engineer feel comfortable but

neighborhood doesn't. Wallberg said at that point, it would come back for more discussion because it doesn't meet her interpretation of what stated; gives neighborhood ability to participate and be responsive. Craggs withdrew motion with recommended change in language to clarify; meeting was to take place anyway; meeting would take place, and it's clear at that point City Engineer would approve; discretion already implied.

M/S/A (Craggs/Lee) to recommend to the City Council approval of the Resolution on an application by J.P. Bush Homes and St. Croix Valley United Methodist Church for major subdivision with the following changes: (1) provision 9 (page 3) deleting "...and approved by the Planning Commission" inserting Clerk and Engineer for review and approval, and provision 10 (page 3): "...approved by the office of the City Engineer but also subject to following a final neighborhood meeting..." . Motion passed.

5. MEMBER REPORTS

Glasgow – no report. White – tin can lady still exists and takes her recycled tin cans. Craggs advised an Ordinance that precludes that and complaint needs to be made to City Clerk. Craggs – Mayor's Corner of newsletter includes description and update of CSAH 18; latest information is it is likely receipt of Federal funding; no formal announcement; means cost associated with redesign/construction 80% less than it would have been; drawback is one more year delay (2007); expressed disappointment by that portion of it; 3 or 4 accidents in last three months, so restated concern with safety of road as designed; hopes in interim, road maintained appropriately with minimal accidents. Lee – DNR came forward at Lower St. Croix Partnership Committee providing feedback they will be stepping up efforts to patrol noise pollution on River; both Minnesota and Wisconsin setting aside funding for equipment to deal with situation. Wirth – asked if Federal funding for CSAH 18 would include landscaping. Craggs doesn't believe it will include larger share than before for overall project; \$50,000 landscaping allowance. Paiement – continued requests that CC consider revising CUP and Sign Ordinance and restrictions on business owners in Plaza; would think it good idea for City to meet with current owner of Plaza to inquire if anything they can do to help with revitalization; in talking with business owners, really concerned they aren't doing anything; such an integral part of City that it is important to do whatever they can to help.

5a. MINNESOTA LAND COVER CLASSIFICATION SYSTEM (MLCCS) – (see Agenda Item 4 above)

Andrea Wedul from WA County Conservation District never arrived. Paiement referred to overview of Minnesota Land Cover Mapping System distributed; believes Wedul was to explain what program is and request help in terms of funding. Craggs thinks Paiement characterization concise and succinct; idea to explain what concept is; appears Washington County funding no longer available; now requesting funding from each municipality affected \$/sq. mile; recommended PC request representative attend March meeting submitting clarification of dollar amount requested from City prior; appears to be \$1,948. Paiement recommended item be tabled. Craggs pointed out two other reasons to delay: (1) need to know what WMO thinks in terms of funding and use, and (2) 2008 Comp Plan and need to compile another Plan for City; will need some information relative to maps.

M/S/P (Craggs/Lee) to table Agenda Item 5a - MINNESOTA LAND COVER CLASSIFICATION SYSTEM - until additional information and clarification from Washington County Conservation District received. Motion passed.

Wallberg advised political caucuses taking place March 7, 2006; unable to have City meetings after 6:00 p.m. on the evening of caucus. March Planning Commission rescheduled to Tuesday, March 14, 2006. Wallberg continued PC packets mailed Friday before meeting; hand delivers to post office with instructions to deliver Saturday; if they don't get their packet on Saturday, they should call. Glasgow would like to see formal motion go forward to CC to support Plaza with signage; thinks it important they don't let Plaza die and do everything in their power, even relax Sign Ordinance for 30/90 days; talked to business owners and sign brought in business. Paiement suggested he do homework for CC consideration. Glasgow said if delayed, that is another month without business. Wallberg advised issue forwarded to CC in November; CC assigned subcommittee to return with report this month.

6. ADJOURN - M/S/P (Craggs/Glasgow) to adjourn meeting at 7:45 p.m. Motion passed.

Joe Paiement, Chair

Kate Piscitello, Recording Secretary

[Special City Council followed Regular Planning Commission with separate minutes prepared.]