

**PLANNING COMMISSION REGULAR MEETING MINUTES  
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**I. Regular Meeting**

Call to Order:

Pursuant to due call and notice thereof, the Regular Meeting of the Planning Commission was held on Tuesday, February 26, 2019. Chair Kenninger called the meeting to order at 6:30 p.m. with Commissioners Freeman, Mele and Reed. Commissioner VanderWiel was absent. Also in attendance were Community Development Director Lindquist, Senior Planner Klatt, Planner Nemcek, Assistant City Engineer Smith and Recording Secretary Bodsberg.

The Pledge of Allegiance was said.

**Additions to Agenda:** None.

**Audience Input:** None.

**Consent Agenda:**

a. Approval of the January 22, 2019, Regular Meeting Minutes.

**MOTION** by Freeman.

**Second** by Reed.

Ayes: 4. Nays: 0.

**Public Hearing:**

**5.a. Request by US Home Corp. (Lennar)** for Approval of a Planned Unit Development Master Development Plan with Rezoning, a Preliminary Plat, and a Final Plat for Prestwick Place 17<sup>th</sup> Addition.  
**(19-8-PP, 19-9-PUD, and 19-10-FP)**

Planner Nemcek gave a brief summary of the staff report for the Planning Commission.

The public hearing opened at 6:44 pm.

Public Comments:

Josh Metzger, US Homes Corporation, 16305 36<sup>th</sup> Avenue North, Suite 600, Plymouth, thanked the City for their support and provided an outline of the timing for the development.

**MOTION** by Mele to close the public hearing.

**Second** by Freeman.

Ayes: 4. Nays: 0. Motion Passes.

The public hearing was closed at 6:48 pm.

**Additional Comments:** None.

**MOTION** by Freeman to recommend the City Council approve the Preliminary Plat for Prestwick Place 17<sup>th</sup> Addition, subject to the following conditions:

- a. Approval of a Planned Unit Development Master Development Plan rezoning the subject property.
- b. The applicant shall install sidewalk on the northeastern side of Addison Avenue to connect to the existing sidewalk stub at the northern property line.
- c. A street lighting plan shall be submitted for review and approval prior to issuance of a building permit.
- d. The applicant shall appropriately sign the intersection of Street 1 and Addison Avenue as "No Left Turn" and the end of Street 1 shall be signed "No Parking" prior to issuance of a Certificate of Occupancy.
- e. Street 2 alignment shall be adjusted to intersect with Addison Avenue at a 90-degree angle and attempt to eliminate short tangents/curves.
- f. Applicant shall update the landscape plan to relocate a tree from atop storm water infrastructure.

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- g. Conformance with all requirements of the City Engineer as detailed in the attached memorandum dated February 26, 2019.
- h. Conformance with all requirements of the Parks and Recreation Director as detailed in the attached memorandum dated February 21, 2019.
- i. The applicant shall dedicate Outlot H to the City.
- j. Drainage and utility easements shall be dedicated over all ponding.
- k. Payment of \$529.97 for AUAR study.

**Second** by Reed.

Ayes: 4. Nays: 0. Motion Passes.

**MOTION** by Freeman to recommend the City Council approve the Planned Unit Development Master Development Plan with the Rezoning of the Property from AG – Agriculture to R3 PUD – Medium Density Residential Planned Unit Development and Site and Building Plan approval, subject to the following conditions:

- a. A deviation from Section 11-4-8 F. R-3 Minimum Lot Requirements and Standards reducing the setback from the public street from 30 feet to 25 feet and increasing the setback from property lines from 20 feet to 30 feet.
- b. A deviation from Section 11-2-8 A. Single Family Attached Dwellings and Townhome Requirements and Standards increasing the maximum number of units per building from 6 to 12.
- c. Conformance with all requirements of the City Engineer as detailed in the attached memorandum dated February 26, 2019.
- d. Conformance with all requirements of the Parks and Recreation Director as detailed in the attached memorandum dated February 21, 2019.

**Second** by Reed.

Ayes: 4. Nays: 0. Motion Passes.

**MOTION** by Freeman to recommend the City Council approve the Final Plat for Prestwick Place 17<sup>th</sup> Addition, subject to the following conditions:

- a. Approval and execution of a subdivision agreement.
- b. Conformance with all requirements of the City Engineer as detailed in the attached memorandum dated February 26, 2019.
- c. Conformance with all requirements of the Parks and Recreation Director as detailed in the attached memorandum dated February 21, 2019.
- d. Payment of \$74,100.00 for fee-in-lieu of park dedication.
- e. Applicant shall provide a landscaping surety in the amount of \$17,820.00.

**Second** by Reed.

Ayes: 4. Nays: 0. Motion Passes.

**5.b. Request by D.R. Horton** for a Preliminary Plat and Planned Unit Development Master Development Plan with Rezoning for Caramore Crossing. **(19-5-PP and 19-6-PUD)**

Senior Planner Klatt gave a brief summary of the staff report for the Planning Commission.

Commissioner Reed questioned how safety will be handled on the surrounding roads around the development. As far as speed and intersections are concerned. Klatt stated that the City has a transportation plan in place that includes projections for future traffic levels taking into consideration future development and the roadway pattern proposed by this project is consistent with those plans. City Engineer Smith stated that Akron Avenue is a County road. The City will continue to work with the County as the development is completed.

Commissioner Kenninger inquired if the other half of the site guided the same, Low Density Residential. Klatt confirmed that it is.

The public hearing opened at 7:33 pm.

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Public Comments:

Reid Schulz, D.R. Horton, 20860 Kenbridge Court, Suite 100, Lakeville, stated that the HOA is intended for the association maintained Freedom lots. The site amenities will be packaged into the HOA. The traditional single family properties will be excluded from the HOA. Commissioner Reed questioned why the landscape plan didn't include trees on the North West section of the development. Mr. Schulz stated that the landscape plan included the trees for buffering purposes along the Freedom lots were the properties will be closer together and the HOA can maintain. The buffer trees drop off as you get closer to the single family lots.

Roger Hamilton, 13555 Athena Way, stated that his property backs up to Bonaire Path and that his concern is with the traffic along Bonaire Path and the intersection of Highway 3 and Bonaire Path. He expressed concern about car lights going into his neighborhood from the 80 acres west of Caramore when that develops. He noted that they get headlights from the temporary road into Bella Vista along Bonaire Path. He also asked about the trees on the western property and his desire to maintain them to block views of heavy industrial development to the east.

**MOTION** by Freeman to close the public hearing.

**Second** by Mele.

Ayes: 4. Nays: 0. Motion Passes.

The public hearing was closed at 7:45 pm.

**Additional Comments:**

Assistant City Engineer Smith stated that the City will continue to work with Dakota County and if warrants are met a signal could be placed at the intersection of Bonaire Avenue and Highway 3.

Senior Planner Klatt stated that the connection road from Bella Vista is temporary until Autumn Path is constructed, and then that access will be removed. He also noted that the trees mentioned by Mr Hamilton are on the western portion of the site, which are not part of this project. The ghost plan illustrates how the western area could develop but there are no approvals associated with that portion of the property at this time.

**MOTION** by Reed to recommend the City Council approve the Preliminary Plat for Caramore Crossing, subject to conditions:

- a. Approval of a Planned Unit Development Master Plan and Rezoning the subject property.
- b. Conformance with all requirements of the City Engineer as detailed in the attached memorandum dated February 26, 2019.
- c. Conformance with all requirements of the Parks and Recreation Director as detailed in the attached memorandum dated February 21, 2019.
- d. Drainage and utility easements must be dedicated over all ponding areas as required by the City Engineer.

**Second** by Freeman.

Ayes: 4. Nays: 0. Motion Passes.

**MOTION** by Reed to recommend the City Council approve the Planned Unit Development Master Development Plan with the Rezoning of the property from AG – Agricultural to R1 PUD – Low Density Residential Planned Unit Development, subject to conditions:

- a. The front elevation design shall include one of the following elements:
  - i. Three and a half (3.5) feet of brick or stone wainscoting, excluding doors, windows or the wall behind the front porch;
  - ii. A front porch with railing that extends at least 30% of the width of the front elevation, including the garage;
  - iii. A side entry garage;
  - iv. Or, no more than 70% lap siding, excluding doors and windows.

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- b. A deviation from City Code Section 11-2-15 F. so that the Freedom Home designs do not need to include an option for a three garage stall.
- c. A deviation from City Code Section 11-4-5 F.1. to reduce the interior lot minimum area of 10,000 to 7,500 square feet and corner lot minimum area from 12,000 to 9,500 square feet.
- d. A deviation from City Code Section 11-4-5 F.2. to reduce the minimum lot width to fifty-five (55) feet for interior and seventy (70) feet for corner lots.
- e. A deviation from City Code Section 11-4-5 F.4. to reduce the front yard setback to twenty-five (25) feet.
- f. A deviation from City Code Section 11-4-5 F.5. to reduce the side yard setback to seven and one half (7.5) feet.
- g. A deviation from City Code Section 11-4-5 F.9. to reduce the maximum lot coverage to fifty percent (50%) for lots less than 8,250 square feet, forty percent (40%) for lots between 8,250 square feet and 9,750 square feet and thirty-five percent (35%) for lots over 9,750 square feet.
- h. The seed mix in the ponding area is subject to further review and approval as part of the landscape plan and must be approved prior to release of the final plat.
- i. Conformance with all requirements of the City Engineer as detailed in the attached memorandum dated February 26, 2019.
- j. Conformance with all requirements of the Parks and Recreation Director as detailed in the attached memorandum dated February 21, 2019.
- k. Trees installed on individual lots shall be planted in the front yard in a location that does not interfere with curb stops or individual sewer or water connections.
- l. Submission of a storm water pollution prevention plan prior to approval of a final plat.
- m. Submission of an overall phasing plan documenting the final plat phases and staging for public improvements.
- n. The wetland area shall be identified on all plans and include the required buffer area for a Manage III Wetland in accordance with the City's Wetland Management Plan. Outlots containing designated wetlands will be dedicated to the City with conservation easements required over all wetland buffers.
- o. All lots shall be modified to provide suitable building area outside of the wetland buffer and 30-foot buffer setback.
- p. The developer shall be responsible for all development fees as estimated by the City Engineer, including sanitary sewer trunk charges, water main trunk charges, storm sewer trunk charges, and Akron Avenue improvements.
- q. The developer shall include safety improvements approved by the City at the regional trail crossing of Aulden Avenue (Street 1).
- r. A temporary cul-de-sac, or other design approved by the City Engineer, is required at the dead end of Street 1 along with "Future Thru Street" signage and type-III barricades. The developer shall provide all easements necessary for the public use of the cul-de-sac.
- s. The developer shall coordinate the installation of any grading work or improvements within Akron Avenue with the City and Dakota County.
- t. Ardroe Avenue (Street 2) shall have right-of-way dedicated on the final plat for Caramore Crossing. The developer shall provide all temporary construction easements necessary for construction of this street, including on the western half of the property.
- u. All temporary and permanent easements for Autumn Path shall be dedicated with the final plat for Caramore Crossing Phase 1. The developer shall provide all temporary construction easements necessary for construction of this street. The applicant or property owner shall enter into an assessment agreement with the City regarding future payment for their half share of Autumn Path construction costs.
- v. The proposed entrance monument shall be the responsibility of the private homeowner's association. The applicant shall enter into an encroachment agreement with the City for the monument prior to construction.
- w. Landscaping installed on City-owned outlots shall be subject to review and approval by the City and shall not interfere with the operation and maintenance of storm water infiltration areas.

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- x. Maintenance of all trees planted within outlots shall be the responsibility of a private homeowner's association; the applicant shall enter into an agreement with the City concerning said maintenance.
- y. The regional trail shall be included on all final construction plans and included in the public improvements to be installed by the developer. The inclusion this trail in the construction plans is subject to the City and Dakota County entering into an agreement concerning the financing and maintenance of the trail.
- z. The grading plans shall be revised to allow for a future trail within or adjacent to the Bonaire Path right-of-way.
- aa. The developer shall work with the City to resolve outstanding issues associated with an historic cart path running along the western boundary of the subdivision.
- bb. Provision of all access, drainage, utility and temporary construction easements necessary for the construction and public use of Autumn Path as a City street.

**Second** by Freeman.

Ayes: 4. Nays: 0. Motion Passes.

## 5.c. Request by Danner, Inc. for a Small Scale Mineral Extraction Permit Renewal for 2019. (19-2-ME)

Senior Planner Klatt gave a brief summary of the staff report for the Planning Commission.

The public hearing opened at 7:58 pm.

Public Comments: None.

**MOTION** by Freeman to close the public hearing.

**Second** by Mele.

Ayes: 4. Nays: 0. Motion Passes.

The public hearing was closed at 7:59 pm.

**Additional Comments:** None.

**MOTION** by Mele to recommend the City Council renew the Danner, Inc. Small Scale Mineral Extraction Permit for 2019, subject to the terms and conditions in the attached Draft 2019 Conditions for Mineral Extraction.

**Second** by Reed.

Ayes: 4. Nays: 0. Motion Passes.

**New Business:** None.

**Old Business:** None.

**Reports:** None.

**Adjournment:** There being no further business to come before this Commission, Chair Kenninger adjourned the meeting at 8:00 pm.

Respectfully submitted,

Stacy Bodsberg, Recording Secretary