

# PLANNING COMMISSION REGULAR MEETING MINUTES

MARCH 18, 2019

PAGE 1

## I. Regular Meeting

Call to Order:

Pursuant to due call and notice thereof, the Regular Meeting of the Planning Commission was held on Monday, March 18, 2019. Chair Kenninger called the meeting to order at 6:31 pm. with Commissioners VanderWiel, Freeman, Mele and Reed. Also in attendance were Community Development Director Lindquist, Senior Planner Klatt, Planner Nemcek, Assistant City Engineer Smith and Recording Secretary Barikmo.

The Pledge of Allegiance was said.

**Additions to Agenda:** None.

**Audience Input:** None.

### Consent Agenda:

a. Approval of the February 26, 2019, Regular Meeting Minutes.

**MOTION** by Freeman.

**Second** by Mele.

Ayes: 5. Nays: 0.

### Public Hearing:

**5.a. Request by US Home Corporation, (Lennar) for Approval of a Lot Division for Cliff Property at 12523 Akron Avenue (19-18-LS).**

Commissioner Kenninger explained that the Planning Commission will open the public hearing for this item but will continue the hearing to the April 9, 2019 Planning Commission meeting where there will be a formal presentation on the item along with the hearing.

The public hearing opened at 6:33 pm.

**MOTION** by Reed to continue the public hearing until April 9, 2019.

**Second** by Freeman.

Ayes: 5. Nays: 0. Motion Passes.

**5.b. Request by US Home Corporation, (Lennar) for Approval of a Preliminary and Final Plat and PUD Final Site and Building Plan Approval for Prestwick Place 18th Addition (19-15-FP & 19-16-SP)**

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

Commissioner Reed inquired about the northern part of the lot where there is a street labeled "A". Nemcek stated that this street will be used primarily as a driveway for the units nearby.

Commissioner Mele inquired about possible sidewalks along Adalyn Avenue and Addison Avenue. Mele expressed concern about placement of the sidewalks with all of the planned landscaping presented. Assistant City Engineer Smith explained that there is an area outside of the right-of-way where the sidewalk would go.

# PLANNING COMMISSION REGULAR MEETING MINUTES

MARCH 18, 2019

PAGE 2

Commissioner Freeman inquired about whether or not the townhomes will be built on a slab. Planner Nemcek confirmed they will be built on a cement slab. Freeman asked if staff has looked into requiring a storm shelter or “safe room”. Community Development Director Lindquist stated that staff has not addressed that situation in the ordinance.

Commissioner Kenninger inquired about the additional guest parking in the development and where they would be located. Nemcek explained that the spots could be “pull-in” parking off of the private drives or there are additional areas where space is available. City staff and the developer will discuss further to meet the needs of guest parking.

The public hearing opened at 6:54 pm.

Public Comments:

Paul Tabone, Lennar, confirmed that at this time the plans do not include a storm shelter. Tabone will follow up with Lennar staff for more information about a storm shelter.

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

**Second** by Freeman.

Ayes: 5. Nays: 0. Motion Passes.

The public hearing was closed at 6:56 pm.

**Additional Comments:** None.

**MOTION** by VanderWiel to approve the Final Site and Building Plan for Prestwick 18<sup>th</sup> Addition, subject to the following conditions:

1. Compliance with terms and conditions of 2007 Prestwick Place Master PUD Development Agreement
2. Compliance with all the requirements of the City Engineer as detailed in the attached memorandum dated March 18, 2019.
3. Applicant shall revise the site plan to provide 6 additional parking stalls prior to City Council approval.
4. Applicant shall revise plans to provide a sixty-foot separation between the buildings in Blocks 12 and 13 prior to City Council approval.

**Second** by Reed.

Ayes: 5. Nays: 0. Motion Passes.

**MOTION** by VanderWiel to recommend that the City Council approve the Preliminary Plat and Final Plat for Prestwick Place 18<sup>th</sup> Addition, subject to the following conditions:

1. Execution of a subdivision agreement
2. Drainage and utility easements shall be dedicated over all stormwater ponds, buffers and outlets.
3. The applicant shall place the ponding area in an outlot and deed it to the City for ownership and maintenance concurrently with the final plat recording.
4. Provision of \$32,670 for Landscaping Surety
5. Provision of \$119,700 for Fee-in-Lieu of Park Dedication
6. Compliance with all the requirements of the City Engineer as detailed in the attached memorandum dated March 18, 2019.

**PLANNING COMMISSION REGULAR MEETING MINUTES  
MARCH 18, 2019  
PAGE 3**

**Second** by Mele.

Ayes: 5. Nays: 0. Motion Passes.

**5.c. Request by Dean Trongard for Approval of a Simple Plat for Bacardi Ridge (19-17-SMP)**

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

The public hearing opened at 7:10 pm.

**Public Comments:**

Steven Kreitz, 1785 120<sup>th</sup> St W, Inver Grove Heights, questioned whether the new plat design would prohibit access to the private drive to the north for the new owner. Kreitz also questioned whether the new drainage system on Bacardi Avenue will go to the north or the south.

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

**Second** by Mele.

Ayes: 5. Nays: 0. Motion Passes.

The public hearing was closed at 7:13 pm.

**Additional Comments:**

Senior Planner Klatt explained that the plat does not change anything that is associated with the existing private driveway. The plat does add some additional right-of-way dedication on the Rosemount side. This does not give the current property owner the right to utilize the private driveway. Unless, they negotiate a separate agreement with the owner or easement holder for the driveway. The owner would also need permission from the City to cross the newly platted right-of-way.

Senior Planner Klatt explained that the City will be adding drainage and utility easements along Bacardi Avenue. This is a requirement of all plats. The easements won't make any changes to the current drainage system.

**MOTION** by Reed to recommend the City Council approve a Simple Plat for Bacardi Ridge with the following condition:

1. Conservation easements in a form acceptable to the City shall be recorded with the final plat and cover the wetland and wetland buffers as identified on the plat and associated drawings.

**Second** by Freeman.

Ayes: 5. Nays: 0. Motion Passes.

**New Business:**

Community Development Director Lindquist took a moment to thank Commissioner Mele. This was his last meet for the Planning Commission. City staff appreciated Mele's work on the Comprehensive Plan.

Community Development Director Lindquist confirmed the special meeting on April 9, 2019 at 6:30pm.

**Old Business:** None.

**PLANNING COMMISSION REGULAR MEETING MINUTES  
MARCH 18, 2019  
PAGE 4**

**Reports:** None.

**Adjournment:** There being no further business to come before this Commission, Chair Kenninger adjourned the meeting at 7:19 pm.

Respectfully submitted,

Jessie Barikmo, Recording Secretary