

# PLANNING COMMISSION MEETING MINUTES

## CITY OF GRANT

June 16, 2008

**Present:** Glenn Larson, Craig Johnston, Wally Anderson, Bob Zink, and Holly Borrelli

**Absent:** Dean Strehlau, Jeff Huber

**Staff Present:** City Planner, Sherri Buss, City Clerk, Kim Points

1. **CALL TO ORDER**

Chair Larson called the meeting to order at 7:00 p.m.

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA**

**Motion by Commissioner Johnston to approve the agenda as presented. Commissioner Zink seconded the motion. MOTION carried unanimously.**

4. **APPROVAL OF MINUTES**

a. Minutes May 19, 2008

Typographical and spelling corrections were made to the draft minutes.

**MOTION by Commissioner Johnston to approve the May 19, 2008 Minutes, as amended. Commissioner Borrelli seconded the motion. MOTION carried unanimously.**

5. **NEW BUSINESS**

a. **Flug Minor Subdivision, Public Hearing, Sherri Buss - Chair** Larson advised the application is incomplete and the public hearing would be tabled.

City Planner Buss stated both applications on the agenda this evening were missing some items. She advised it is not typical practice to schedule or notice a public hearing until applications are complete. In both of these cases, the applicants indicated it was critical to their timelines and assured the Planner that all items would be received by the end of May. She noted this type of thing would not continue on a regular basis. The

Planning Commission can however, identify some issues for both of the applicants this evening.

City Planner Buss stated the issue with the Flug subdivision is the paving of the cul-de-sac. The applicant would like direction regarding paving.

The Planning Commission indicated the applicant would have to pave the cul-de-sac at their own expense and the cul-de-sac would have to meet City standards.

Chair Larson added that the subdivision could have an effect on the current CUP on the property. He stated he would like a written statement from the applicant regarding that issue.

**MOTION by Chair Larson to table the Flug Minor Subdivision request until it is complete. Commissioner Johnston seconded the motion. MOTION carried unanimously.**

**b. Axdahl Subdivision, Public Hearing, Sherri Buss** – Chair Larson opened the public hearing at 7:18 p.m.

City Planner Buss reviewed the application noting the five parcels included are located at 7330 Manning Avenue North (parcel owned by Washington County), 7452 Manning Avenue North (Axdahl property with garden farm and greenhouse parcel and old Masterman Farmhouse), 7340 Manning Avenue North (Lemanski), and 7400 Manning Avenue North (parcels owned by Jacobs). The applicants are requesting the merger of the lots and adjustment of property lines to create four lots.

A sixth parcel is referenced in the application and included in the acreage calculations for density purposes, but is not included in the lot line realignment. It is a narrow sliver of land that was transferred to Washington County by the Axdahls, and is part of the County 12 right-of-way. The transfer was not part of the current Manning Avenue project.

City Planner Buss outlined the items that are outstanding, including wetland delineation and reviewed the recommended conditions of approval. She added the County and the

City Engineer have reviewed the proposed streets and their comments have been included.

Mr. Ron Jacobs, applicant, came forward and apologized for the delay with the submittal. He stated the driveway is not shown accurately and pointed out where the access to Lot 4 would be as well as all the accesses. He stated the whole application began with the County project and safety getting onto Manning Avenue is an issue. He stated there is an agreement with Axdahls on the access that is very important to him because he does not want a lot of traffic and it may affect where he can put his house. He indicated the County is agreeable to the location of the access. He requested the roadway remain gravel and distributed a list of key points as to why it should remain a gravel roadway.

Ms. Joyce Welander, 83<sup>rd</sup> Street, came forward and asked where in the City ordinance does it say that shared driveways are not allowed? She noted the plat was not previously recorded. She commented on the Lemanski property in terms of the easement and stated there are many shared driveways within the City.

Mr. Joel Lemanski, applicant, came forward and stated he does not want to relocate his driveway to County Road 12 and have another access at Settlers Way.

Chair Larson closed the public hearing at 7:40 p.m.

Ms. Laura Domagala, Attorney for the Applicants, came forward and also apologized for the late submittal. She requested the City's support and stated she appreciated how accommodating the City has been to her clients. She stated time is an issue but not necessarily due to the County project. The applicants need to have a decision by the Council in July so a home can be moved. If more information is needed she would provide that to the City.

Ms. Domagala reviewed the proposal noting the lot sizes do not include the County property. The County property would eventually be sold to Mr. Jacobs and then the lot size would be five acres. She noted this is an unusual circumstance, due to the County road project. She stated the purchase of the County property to reach the required lot size could be made as a condition of approval. She noted the City ordinance does allow them to include the County right of way in lot sizes.

Ms. Domagala continued indicating some details still need to be worked out regarding access locations, ponding, etc. She stated it would be cost prohibitive for the applicants to pave the roadway and they would like it to remain gravel. She added she does not see the proposal having a major impact on the current CUP on the Axdahl property other than they would eventually like to add new and improved greenhouses on that site.

Ms. Domagala advised she is still working on additional information that is required. They may at some point have to request additional time to build the house on Lot 3.

Mr. Axdahl came forward and clarified his intent to expand his business at some point in the future.

Ms. Domagala stated she believes the proposal is beneficial to the applicants, City and County and it does address safety issues.

The Commission identified the following key issues related to the application:

- Lot 2 does not meet the City's minimum size requirement of five acres.
- The private driveway included in the Applicant's plans does not meet the City's requirements or the recommendations of the City's Engineer or County Transportation staff.
- Some important items are missing from the Application, including the calculation of buildable acres, and locations of septic systems and wells. (The Applicant noted that these items are in process, and hope to have them available for the Council meeting on July 1.)

The Commission recommended that all of the proposed lots must meet the City's minimum standards. Lot 2 should be reconfigured to a minimum of 5 acres. The Applicants indicated that there are a couple of options for accomplishing this. The Commission indicated that the option selected should assure a minimum 5-acre lot. The Commission does not wish to set a precedent of approving a new non-conforming lot.

The Commission recommended that the Applicant submit all of the materials required for the subdivision application. It was noted that the requirements for this Application have been substantially reduced from those that are typically required for a major subdivision.

The Commission discussed a variety of issues and options with the Applicants related to the proposed new street/driveway. They noted that the Application differs from a standard subdivision application, since some aspects of the project are the result of the Manning Avenue upgrade, rather than a new development project initiated by the

Applicants. They noted that gravel public streets serve many existing neighborhoods in Grant. The Axdahls indicated that truck traffic will be directed to the access from County 12, and away from the proposed new street/driveway.

The Commission determined that it would recommend design and development of the new access as a public roadway, but that it would recommend that it be a gravel roadway, rather than a paved road which would usually be required by the City's engineering standards for a major subdivision.

The Commission's rationale for recommending this exception to the standards is based on the unique circumstances that created this subdivision, as follows:

- The proposed subdivision is not a new development, where costs of infrastructure can be passed on to new willing purchasers. The proposed subdivision is simply a re-arrangement of existing lot lines affecting existing property owners. Many existing public streets in Grant are gravel streets.
- The proposed subdivision is a response to a County action that is affecting the property owners in several ways.
- The closing of multiple accesses and creation of the new street will not benefit the existing owners, but will improve safety for all users of County Road 15
- The proposed subdivision will provide benefits to the City of Grant and its residents

The City Attorney has indicated that the City could approve the preliminary plat with the draft street configuration shown by the Applicants (Option A). The Applicants could wait to file the final plat until the end of the Manning Avenue project, and revise the street plan on the final plat as shown in Option B, if the land sale to Mr. Jacobs is approved by the County, and the City and County approve this option for the street. Option B cannot be approved as part of the plat at this time, since the County is not a participant in the subdivision.

**MOTION by Commissioner Johnston to recommend approval of the Jacobs and Axdahl Major Subdivision based on the conditions outlined by the City Planner, with the omission of Condition #10 and revising Condition #9 to read "The access shall be designed and constructed to meet the City's minimum standards for a gravel roadway and the applicants are responsible for maintenance. Commissioner Borrelli seconded the motion. MOTION carried with Chair Larson voting nay.**

**6. OLD BUSINESS**

There was no old business to discuss.

**7. NEXT PLANNING COMMISSION MEETING**

The next Planning Commission Meeting is scheduled for July 21, 2008, 7:00 p.m.

**8. ADJOURNMENT**

**MOTION by Commissioner Johnston to adjourn the meeting at 9:27 p.m. Commissioner Zink seconded the motion. MOTION carried unanimously.**

Respectfully submitted,

Kim Points  
City Clerk

APPROVED