

PLANNING COMMISSION MEETING MINUTES

CITY OF GRANT

March 16, 2009

Present: Glenn Larson, Craig Johnston, Dean Strehlau, Wally Anderson, Bob Zink, and Kevin Fernandez

Absent: None

Staff Present: City Planner, Sherri Buss, Angela Torres; 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. **OATH OF OFFICE, KEVIN FERNANDEZ**

Kevin Fernandez took the Oath of Office for the City of Grant Planning Commission.

4. **APPROVAL OF AGENDA**

MOTION by Commissioner Strehlau to approve the agenda as presented. Commissioner Zink seconded the motion. MOTION carried unanimously.

5. **APPROVAL OF MINUTES**

Typographical and spelling corrections were made to the draft minutes.

MOTION by Commissioner Johnston to approve the November 17, 2008 Minutes, as amended. Commissioner Anderson seconded the motion. MOTION carried with Commissioner Fernandez abstaining.

6. **NEW BUSINESS**

a. **Election of Chair and Vice Chair** – Commissioner Zink moved to elect Commissioner Larson for Chair. Commissioner Anderson seconded the motion.

Commissioner Johnston moved to elect himself for Chair. Commissioner Zink seconded the motion.

A vote was taken and Commissioner Larson was elected Chair of the Planning Commission.

Commissioner Anderson moved to elect Commissioner Johnston for Vice Chair. Commissioner Strehlau seconded the motion.

A vote was taken and Commissioner Johnston was elected Vice Chair of the Planning Commission.

b. Planning Commission Appointments – The following appointments were made:

Oak Wilt – Craig Johnston

Weed Inspector – Dean Strehlau

Browns Creek Watershed District – Wally Anderson

Valley Branch Watershed District – Bob Zink

Carnelian-Marine Watershed District – Craig Johnston

c. Minnesota DNR CUP Request, Construction of Trail Bridge over Manning Avenue, Public Hearing, Sherri Buss – City Planner Buss advised the applicant, Carol Revoir, has submitted an application for a Conditional Use Permit (CUP) for the property located at 10855 Manning Trail. The applicant's property consists of 14.73 acres and is located in the A-2, Agriculture Small Scale District. The applicant is requesting a CUP to permit the Minnesota DNR to temporarily use approximately 1 acre of property for storage of construction equipment, access, and a trail detour during construction of a trail bridge over Manning Avenue. Storage of construction equipment during construction is permitted in the A-2 District with a CUP.

City Planner Buss provided the background of the request as well as the recommended conditions of approval. She noted the City Engineer's comments outlined on a letter dated March 13, 2009 also need to be addressed as conditions for approval.

Chair Larson opened the public hearing at 7:20 p.m.

Ms. Bonex, owner of property next to the trail, came forward and inquired about the noise policy.

City Planner Buss stated the City has a policy on noise control and the applicant must abide by that and all state laws relating to noise control.

Mr. Kent Score, DNR, came forward and advised the project will be completed in a two year cycle. The seconded component of the project will be the bridge installation that will occur next year. This year the building of the broaches will occur. Due to the soil conditions it must be done on a two year cycle. The activity will occur approximately one week out of every month. The trail itself will be impacted the whole time and may have to close during the bridge installation.

Ms. Ann Laufboon, resident on the cul-de-sac, came forward and expressed concern regarding parking of the workers on the cul-de-sac.

Mr. Score advised all parking will be on the temporary use area.

The public hearing was closed at 7:29 p.m.

Mr. Score added each lift will have some cover on it and the construction schedule has not yet been determined.

City Planner Buss advised a pollution control plan will have to be submitted and reviewed by the City Engineer. That plan will address all erosion, sediment, etc. issues.

Mr. Score reviewed the trail reroute and storage site. Construction vehicles will gain access between the trail and rerouted trail. Culverts will be installed. There will be a series of signs and warning placed in the area to warn citizens of the construction site. He indicated he would speak to the County about the possibility of putting up barriers to address all safety issues.

Chair Larson stated he would like all those type of details worked out before a recommendation is made.

City Planner Buss noted the change in conditions relating to the CUP being both for storage and for grading. She also read the City Engineer's recommendations advising they should be part of the conditions of approval.

Mr. Score expressed concern regarding the City Engineer's first comment and stated the CUP should not include construction on state property. No parking is allowed on Manning and it is not intended for that to be a parking area. He noted the bridge itself being installed is addressing a safety issue.

The Planning Commission agreed the parking of construction vehicles should only be on the leased area of the site.

MOTION by Chair Larson to recommend approval of the CUP based on the outlined revised conditions and the City Engineer's comments. Commissioner Johnston seconded the motion. MOTION carried unanimously.

d. Sunny Brook Ponds Major Subdivision, Public Hearing, Sherri Buss – City Planner Buss advised the applicant, Dewey Dau, on behalf of the Elizabeth Dau Estate, has submitted an application for a Major Subdivision of the property located at 7611 Jamaca Avenue North. The Sunnybrook Ponds preliminary plat proposes to create six lots from the 61.6 acre property using lot averaging. The property is located in the A-2, Agricultural, Small Scale District.

City Planner Buss provided the background and evaluation of the request. She indicated that due to the lot depth, the lot width, double frontage lot and minimum front setbacks she is recommending a revised preliminary plat be submitted.

Chair Larson opened the public hearing at 7:56 p.m.

Mr. Tim Freeman, FFE, came forward and reviewed the reasons why the lots are shown as is. He stated the plan is a typical City of Grant subdivision and fits the density requirements and the Comprehensive Plan. A lot of time and energy was spent on the plan and the particular future home locations.

Mr. Freeman stated the second building on Lot 1 is used for a guest house. He read the City's code relating to guest houses and indicated he is not sure if there are kitchen facilities in the building or not.

Mr. Freeman referred to the Planner's recommendations and stated he has an issue with conditions 1, 2 and 11. He referred to the City Engineer's comments regarding the required paving of Jeffery Boulevard North and stated he does not believe that is appropriate.

Mr. Jeff Dish, Jamaca Avenue, came forward and expressed concern regarding the roadway being able to handle construction equipment when the homes are built. He stated there would be too much heavy equipment traffic.

Ms. Christine Flug, 60th Street, came forward referred to the plan and frontage they are proposing. She stated the City needs to look at the access and wetland issues very carefully.

Mr. Joe Money, resident, came forward and clarified the start and stop point of the proposed paving on Jeffery Boulevard North.

Mr. Pat Fisk, resident, came forward and stated he is very concerned about the wetland and habitat in that area. He stated it is hard to believe that the construction can be done without affecting that.

Mr. Steve Bohnen, 9224 60th Street, came forward and asked how many 40-acre sections the 60-acre parcel would affect in terms of infringing on the rights of others to build or develop their own property.

Chair Larson closed the public hearing at 8:20 p.m.

Mr. Freeman explained why the lots are shaped as they are and the location of the lot lines. He stated the property has a lot of wetlands. There are exceptions in the City's ordinance so people can make their property useable and allow for flexibility. He discussed some options to adjust the lot lines asking if that would make the Planning Commission more comfortable. He indicated he believes the plan should be allowed as is because of the unusual topography on the site.

Mr. Freeman stated he would move the lot lines to make them more perpendicular.

After much discussion, the Planning Commission suggested the applicant come back with a revised preliminary plat with the lots redesigned, showing a shared driveway option and other options that show the least non-compliance.

The Planning Commission also requested information relating to the City's ordinances and what has been done within the City previously regarding irregular lots.

MOTION by Commissioner Fernandez to table the Sunny Brook Ponds Subdivision request to the April, 2009 PC meeting. Commissioner Johnston seconded the motion. MOTION carried unanimously.

7. OLD BUSINESS

There was no old business to discuss.

8. NEXT PLANNING COMMISSION MEETING

The next Planning Commission Meeting is scheduled for April 20, 2009, 7:00 p.m.

9. ADJOURNMENT

MOTION by Commissioner Johnston to adjourn the meeting at 9:10 p.m. Commissioner Strehlau seconded the motion. MOTION carried unanimously.

Respectfully submitted,

Kim Points
City Clerk

APPROVED