

# PLANNING COMMISSION MEETING MINUTES

## CITY OF GRANT

April 20, 2009

**Present:** Glenn Larson, Craig Johnston, Dean Strehlau, Wally Anderson, Bob Zink, Tom Stangl 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 7:05 p.m.

2. **PLEDGE OF ALLEGIANCE**

3. **OATH OF OFFICE, TOM STANGL**

Tom Stangl 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 Fernandez seconded the motion. MOTION carried unanimously.**

5. **APPROVAL OF MINUTES**

Typographical and spelling corrections were made to the draft minutes.

**MOTION by Commissioner Anderson to approve the March 16, 2009 Minutes, as amended. Commissioner Zink seconded the motion. MOTION carried with Commissioner Stangl abstaining.**

6. **NEW BUSINESS**

There was no New Business.

7. **OLD BUSINESS**

**Sunny Brook Ponds Major Subdivision, Sherri Buss** – City Planner Buss advised this application was first presented at the Planning Commission meeting and public hearing on March 16, 2009. The Planning Commissioner Voted unanimously to table the request, pending revisions to the Preliminary Plat (Option A) and submission of lot configuration alternatives (Options B and C). The discussion between the Commission Members, the public and the developer identified several issues for further consideration and the staff report has been revised in its entirety to review those issues.

City Planner Buss distributed and reviewed the following Summary of Ordinance Issues:

**Option A**

- Double frontage configuration of Lot 3 not permitted.

- Lots 3 and 4 do not meet minimum lot width requirements.
- Lot line configurations do not meet ordinance requirements.
- Lot 2 does not meet 150-foot setback requirement from the nearest planned street centerline.
- Lot 3 does not meet driveway access requirements - must have direct access from frontage. Shared driveways have been discouraged on previous applications.

**Option B**

- Lot 1 does not meet the minimum lot width requirements.
- Lot 3 does not meet lot configuration requirements (straight line may reduce Lot 1 buildable area below ordinance requirements).
- Lots 1 and 3 do not meet the requirement for a 150-foot setback from the nearest planned street centerline.
- Lot 1 does not meet driveway access requirements - interval is less than 500' on CSAH 9 (Jamaca) and must have direct access from frontage (75th).

**Option C**

- Double frontage configuration of Lot 3 not permitted.
- Lots 1, 3 and 4 do not meet the minimum lot width requirement.
- Lot line configurations do not meet ordinance requirements.
- Lot 1 does not meet the required 150-foot setback from the nearest planned street centerline.
- Lot 1 does not meet driveway access requirements - interval is less than 500' on CSAH 9 (Jamaca) and must have direct access from frontage (75th).
- Lot 3 does not meet driveway access requirements - must have direct access from frontage (75th).

**For all Options:**

- Buildable area requirements need to be confirmed when the Wetland Delineation is verified and approved by VBWD.
- Wetland delineation report must be verified and approved by the VBWD and City Engineer.
- Applicant shall remove the kitchen facilities in the guest house on lot with existing home site to meet ordinance requirements.
- County must review any approved plat options and all comments from the County must be addressed
- Engineer recommends paving of Jeffrey Boulevard for Option A and may recommend paving for other options if move forward.
- VBWD comments of March 20, 2009 must be addressed. A VBWD permit is required prior to Final Plat approval.

Mr. Tim Freeman, Developer, came forward and stated he is extremely disappointed with staff and does not believe the City Planner is reading the City Ordinances correctly. He advised the additional options were submitted simply to show the Planning Commission what the plan would look like if the lot lines were changed which was he was asked to do at the last meeting. He stated he still feels Option A meets at the City Ordinances.

Mr. Freeman responded to the Ordinance Summary Issues that were outlined by the City Planner explaining the reasons why he believes all three plans meet the current ordinances. He stated he is asking the Planning Commissioner to consider Option A.

The Planning Commission expressed concerns relating to the definition and consistency of the term "frontage", angles of the lots and lot widths in reference to Option A. After much discussion, the Planning Commission indicated Option B is much more presentable.

Chair Larson referred to the City Engineer's recommendation relating to the road paving requirement. The Planning Commission indicated they do not believe it would be fair to require paving of the roadway at this point because the plan does not include any building.

**MOTION by Commissioner Fernandez, seconded by Commissioner Johnston, to recommend approval of Option B with the changes that were sketched on the plat, conditions 1 and 3-10 from the City Planner report, conditions 2-4 from page 10 of the City Planner report, and the City Engineer's comments 1-6, dated March 13, 2009. MOTION carried unanimously.**

**Update on 2030 Comprehensive Plan, Sherri Buss** – City Planner Buss the Metropolitan Council has approved the City's submitted 2030 Comprehensive Plan. The City Council will formally adopt the Plan at the May City Council meeting.

**8. NEXT PLANNING COMMISSION MEETING**

The next Planning Commission Meeting is scheduled for May 18, 2009, 7:00 p.m.

Chair Larson advised he will not be present for the May Planning Commission meeting.

**9. ADJOURNMENT**

**MOTION by Commissioner Johnston to adjourn the meeting at 8:45 p.m. Commissioner Anderson seconded the motion. MOTION carried unanimously.**

Respectfully submitted,

Kim Points  
City Clerk