

PLANNING COMMISSION MEETING MINUTES CITY OF GRANT

April 18, 2011

Present: Glenn Larson, Tom Stangl, Bob Tufty, Terry Derosier, Loren Sederstrom, Mark Wojcik and Becky Siekmeier

Absent: None

Staff Present: City Planner, Jennifer Haskamp; City Attorney, Nick Vivian; and City Clerk, Kim Points

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF AGENDA

MOTION by Commissioner Siekmeier to approve the agenda with the consideration of addressing Old Business prior to New Business. Commissioner Stangl seconded the motion. MOTION carried with Commissioner Derosier, Wojcik and Sederstrom voting nay.

4. APPROVAL OF MINUTES, MARCH 21, 2011

The address of Mr. Steve Willard was corrected on page 3.

MOTION by Commissioner Derosier to approve the March 21, 2011 Minutes, as amended. Commissioner Wojcik seconded the motion. MOTION carried unanimously.

5. OLD BUSINESS

A. ISD #832, Conditional Use Permit Request, Improvements to Existing Outdoor Stadium/Improvements and Expansion of Existing of Tennis Courts and Ball Fields – City Planner Haskamp provided the background for the application noting it was initially introduced at the March Planning meeting. She reviewed the recommended conditions of approval noting the proposed changes to the conditions as well as the added conditions. She clarified the condition relating to the Washington Conservation District advising why it was added as well as the purpose. She commented on the sewer and water issue, irrigation, striking the term “city services” and responded to the issue of the application being one application or two.

City Planner Haskamp advised that providing a recommendation to the City Council on this portion of the application does not trigger any action on the school itself. The application will have to obtain a grading permit through the typical City process if that permit is necessary.

Chair Sederstrom read through all of the proposed conditions relating to the CUP application.

Ms. Kendra Bachen, 80th Street, came forward and clarified the minimum number of trees is 149 and requested that commitment in writing for future recourse if necessary.

Mr. Steve Willard came forward and expressed concern that there is no timeline for the landscape requirements or repercussions for not adhering to the landscape plan.

City Attorney Vivian advised a deadline can be put on the planting. If there is a violation of the CUP, including the required landscape plan, the CUP itself is subject to review and revocations. There is also a noise ordinance that was recently revised for easier enforcement. The accountability is addressed by the conditions of approval. The PC can make a recommendation to the Council that the School District escrow \$96,000 to ensure all the plantings are done.

Ms. Kathy Anderson, 80th Street, came forward and suggested Norway Pine and Black and White Spruce trees, 6' feet tall, be planted as opposed to the Australian Pine.

Mr. Wally Anderson, 80th Street, came forward and stated the on-site walk through with the School District and Planner was productive. He expressed concern regarding the plantings growing once planted.

Mr. Warren Johnson came forward and stated he attended the walk through but the School District would not listen to him. He noted they did offer to plant 20 trees for him but he did not agree to anything.

Commissioner Derosier advised he met with resident Kevin McTigue who indicated he does not know if what is being proposed will work for sound mitigation.

Commissioner Larson stated he would like to see a more detailed landscaping plan that includes a timeline.

City Attorney Vivian provided language to add to the condition relating to adequate screening and noise buffering.

City Planner Haskamp advised a condition should be added with an execution date for all plantings.

The Planning Commission agreed the execution date for all planting should be in the fall of 2012 and an escrow of \$96,000 will be required by the School District.

MOTION by Commissioner Wojcik to open the public hearing at 8:40 p.m. Commissioner Derosier seconded the motion. Motion carried.

Mr. Larry Lanoux, Keswick Avenue, came forward and referred to the spec book that outlines all the plans. He stated the PC can't make an informed decision if they do not have all the information. He stated the spec book needs to be reviewed and there are issues with irrigation, easements, run-off water and ponding.

Mr. Steve Wolgamot, School Board Member, came forward and stated many on the conditions include approvals by the City Engineer. He stated a recommendation should

not be delayed as the application was deemed complete and everything has been submitted.

Mr. Bob Englehart, 9280 Joliet, came forward and stated this should be tabled as it is going to fast.

Ms. Lisa Paddock came forward and stated neighbors still have very valid concerns regarding noise. All pieces of this plan should be looked at and slowed down.

Commissioner Derosier stated the horse access to the Gateway Trail has also not been addressed and he suggested a condition allowing horse access be added.

MOTION by Commissioner Tufty to recommend approval to the City Council, based on the outlined conditions, revisions to those conditions and added conditions. Commissioner Stangl seconded the motion.

Commissioner Derosier suggested a requirement to include water tests be done and submitted to meet standards as approved by the City Engineer and MPCA in the spring and fall of every year. The Planning Commission agreed.

Commissioner Derosier suggested a friendly amendment to require a more detailed site plan for the landscaping be submitted and brought back to the Planning Commission at the May meeting.

City Attorney Vivian advised that if the recommended approval is passed on to the City Council, action would be taken prior to the next PC meeting.

Commissioner Derosier withdrew the friendly amendment.

MOTION carried with Commissioners Derosier, Wojcik and Sederstrom voting nay.

Chair Sederstrom called for a five minute break at 9:17 p.m.

6. **NEW BUSINESS**

A. ISD #832 Conditional Use Permit Request, Elementary School Site Plan, Public Hearing – City Planner Haskamp provided the background on the application and reviewed the changes from the report provided at the last meeting. She noted changes within the report itself have been underlined. She advised that in general, the DNR is in support of the proposed access at Jamaca as long as it is controlled. Both Jamaca and County Road 12 are county roads and under the jurisdiction of Washington County.

Chair Sederstrom opened the public hearing at 9:55 p.m.

Mr. Bill Buell, Keswick Avenue, came forward and stated his main concern is the Gateway Trail. The trail has been a great asset to the City for the past 20 years and trail crossings have been avoided. He stated it is outrageous that more will be added to the intersection as it is already confusion. It is an accident waiting to happen.

Ms. Lisa Paddock, Keswick Avenue, came forward and referred to the summary from Braun relating to the dump site and soil remediation. She requested the PC not accept their report. A study should be conducted by an independent environmental engineer and she has contact to supply to the City. Other states do not allow schools on super sites. She provided the history of the Bellaire site as well as remediation of that site. She suggested a contingency fund be put in escrow for future remediation and the assessment of liability.

Mr. Bob Hagstrom, Gateway Trail Association, explained and emphasized the careful way the trail was set up and stated it is an asset to the City. It should be kept free from traffic and this will generate a lot of traffic. The Gateway Trail Association Board strongly opposes the proposed access and read a statement to that effect.

Ms. Rebecca Stangl, Jamaca Court, came forward and stated she believed the reason the property was purchased was for fields only and does not remember a discussion regarding a school. The referendum that was held did not note the dangers of that site. A question is why that site was selected in the first place when they own a lot of land, such as the O.H. Anderson site. She asked why anyone would put small children on that site with two major roadways and a pathway that endangers children and causes abduction concerns. The Gateway Trail crossing is a safety issue with walkers, bikers and horses. Buses and cars do not belong there and Jamaca traffic will increase. There should be a more controlled access and in the best interest of the City a release of all liability should be obtained.

Mr. Mike Lyner, Stillwater Bike Association, came forward and stated millions of dollars are spent to separate traffic from the trail. Another point of entry is not a good idea and he strongly opposes an access at Jamaca. The park should be kept linear.

Mr. Tom Bachen, 8775 80th Street North, read the Comprehensive Plan relating to the Joint Powers Agreement and asked why the City would agree to run the water further east is a good question. He expressed concern regarding the Metropolitan Council as well as trail concerns. He stated his property and spring on back of his property is already polluted. The access should be put on County Road 12.

Mr. Larry Lanoux, Keswick Avenue, came forward and stated he has requested the neighborhood meeting be taped but the School District refused. The costs of the project have more than doubled and the building site is on the wettest portion of the property. Enrollment is expected to decline. He asked if the School District plans to bring O.H. Anderson to the site as well as an ice rink. He stated this should be tabled this evening.

Mr. Steve Willard, 7810 Jamaca, referred to the plans pointing out the gate location and how flawed the design is. He stated pushing the traffic out to Jamaca as opposed to County Road 12.

Mr. Wally Anderson stated he believe the County should be present this evening to explain why the access should be at Jamaca. He stated the road is an issue as well as access and wetland. He stated the elevation of the school is not shown. The Superintendent pointing a finger at the City for causing a delay is wrong.

Mr. Van Wilke, Jewel Avenue, came forward and stated the main issue is the intersection at Jamaca as the site line is terrible and the speed needs to be reduced. Flashing lights should be on when buses are running.

Mr. Warren Johnson, 7688 Jamaca, came forward and stated his parents owned the property and the School District stole it then bought the other portion. They never should have bought the dumpsite. The school site is only place for a school and it is on a big sink hole. No one has approached him until last week. He stated he wants a berm as opposed to trees and it is insane to put a driveway in as he has seen people get killed.

Mr. Ron Vasko, 10050 101st Street, stated everyone should stop and think about what they are doing. He stated he knows about the Bellaire site and it is contaminated. The whole site should be cleaned up or it should not be touched at all. Safety and health are huge concerns.

Mr. Lanoux requested the PC go to the Washington County waste site that is being remediated for the second time. It was only opened six years ago and this site was open for 42 years. More time should be taken to look at this and there is too much liability for the City.

Mr. Wally Anderson stated the whole site plan does not work and someone else should be hired to develop the site plan.

Ms. Jamie Salonis, 10415 104th Street, came forward and stated she does not share in the opinion that the School District is trying to pull one over everyone. Property values have increased due to the quality of the School District. The time to comment on this was prior to the referendum.

Ms. Lisa Paddock stated when the referendum was coming up the only information provided was the Brownfield summary. Soil remediation details are needed and everyone needs to do their homework.

Ms. Rebecca Stangl stated she works with a lot of people who live in Mahtomedi and they have indicated it doesn't matter what Grant residents say about the project because the referendum passed. She stated she didn't get any information on the referendum as it just said improvements to the school were being made. She advised she did not even know the school site was chosen. Everyone feels hopeless and helpless when it comes to the School District. Grant became a City so Mahtomedi would hear our voices.

MOTION by Chair Sederstrom to continue the public hearing to the next meeting. Commissioner Derosier seconded the motion.

City Attorney Vivian advised that unless the School District agrees to an extension, the Council has to act on the application at the June Council meeting.

Chair Sederstrom withdrew the motion and Commissioner Derosier withdrew the second.

Chair Sederstrom closed the public hearing at 10:58 p.m.

Mr. Wolgamot stated he appreciates everyone's passion but he does disagree. There is a team present this evening to answer questions and the County is present to address the access issues. He referred to a 2003 drawing of a site plan that included the school itself. He provided the history of the site acquisition that the City of Grant was involved in and endorsed. He stated they want to build the school and it is a safe site.

Mr. Kent Halberman, Landmark Environmental, came forward and provided the background information and provided a summary of a presentation that was given last week. He stated there is no reason to do a clean up on the site based on the data collected in 1990. The MPCA has very clear clean up criteria and goals. All standards have been met and the MPCA has concluded the building is safe. All information is public and the MPCA has detailed documents that include the number of borings, depth, location, so on and so forth. Borings were called up through 2005 so multiple samples have been collected. He stated he can not answer the questions regarding City liability but believes liability protection can be obtained.

Commissioner Larson requested additional information including clarity of the environmental studies that have been completed. He noted he does not support the access at Jamaca.

Commissioner Derosier provided a list of additional information he would like provided to all Council Member and Planning Commissioner's at the School District's expense and copies made public and available at the library and the City office.

Commissioner Larson excused himself from the meeting at 11:45 p.m.

Chair Sederstrom directed the County to develop an alternate access.

Mr. Joe Gustafson, Washington County Transportation Engineer, stated the County has jurisdiction over the access. The mission is a safe traffic circulation flow. He reviewed the proposed plan and stated the County strongly feels the access at Jamaca is best. He stated they did not make that decision lightly and believe the plan is workable. He reviewed the traffic numbers and advised he believe this is the safest traffic situation.

7. NEXT PLANNING COMMISSION MEETING

The next Planning Commission Meeting is scheduled for Monday, May 16, 2011, 7:00 p.m.

8. ADJOURNMENT

MOTION by Commissioner Derosier to adjourn the meeting at 12:02 a.m. Commissioner Tufty seconded the motion. MOTION carried unanimously.

Planning Commission Meeting Minutes
April 18, 2011

Respectfully submitted,

Kim Points
City Clerk

APPROVED