

PLANNING COMMISSION MEETING MINUTES CITY OF GRANT

January 17, 2017

Present: Darren Taylor, Jeff Schafer, Jeff Geifer and Robert Tufty

Absent: John Rog and James Drost

Staff Present: City Planner, Jennifer Haskamp; City Clerk, Kim Points

1. **CALL TO ORDER**

The meeting was called to order at 7:00 p.m.

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA**

MOTION by Commissioner Schafer to approve the agenda as presented. Commissioner Taylor seconded the motion. MOTION carried unanimously.

4. **APPROVAL OF MINUTES, AUGUST 16, 2016**

MOTION by Commissioner Drost to approve the August 16, 2016 Minutes, as amended. Commissioner Taylor seconded the motion. MOTION carried unanimously.

5. **NEW BUSINESS**

- A. PUBLIC HEARING, Consideration of Application for a Minor Subdivision located at 10450 Dellwood Road North** – City Planner Haskamp advised the Applicant, William (Bill) David, with the Owner, John Moore, are proposing a minor subdivision of the property located at 10450 Dellwood Road. The Owner has agreed to sell approximately four (4) acres of the subject property to the Applicant who owns the adjacent property located at 9131 Keswick Avenue. To effectuate the sale, a minor subdivision is necessary so that the 4-acre parcel can be legally described and transferred/deeded to the Applicant.

On December 20, 2016, a pre-application meeting was held with the Applicant and the Owner where they explained their desired objectives related to the subdivision. During that meeting, the Applicant explained that he would like to purchase approximately 4-acres of property from the Owner, but would like the parcel to retain its own property identification number for tax purposes. The Applicant also explained that at some point in the future he may wish to the subdivide his property, but at this time that is not his

objective. He also stated that there would be no proposed construction associated with this subdivision request. Staff indicated to the Applicant and Owner that to achieve their objectives a minor subdivision of the property would be necessary, and that a Development Agreement would be required to ensure that the created parcel is recorded as unbuildable and that for purposes of zoning and land use the created parcel must be considered concurrently with the property at 9131 Keswick Avenue.

A duly noticed public hearing has been published for January 17, 2017 at 7:00 P.M., and letters were sent to property owners within ¼-mile of the requested subdivision.

Project Summary

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|-----------------------|---|--|
| Owner: John Moore | PID: 1403021340001 (Moore Parcel – to be subdivided) Road ROW (Dellwood Rd.) | 14.0 Acres 1.0 Acres |
| Applicant: Bill David | PID: 1403021340003 (David Parcel – Principal Structure) PID: 1403021310008 (David Parcel – Vacant) PID: 1403021340002 (DNR Parcel – Gateway Trail) Road ROW (Keswick & Dellwood Rd.) | 20.4 Acres 3.8 Acres 5.19 Acres 2.4 Acres |
| Address: | 10450 Dellwood Road | |
| Zoning & Land Use: | A-2 | |
| Request: | Minor subdivision of PID 1403021340001 to allow approximately 4-acres to be deeded from Owner to Applicant | |

The Applicant would like to achieve the following objectives through the minor subdivision process:

- Purchase Proposed Parcel 1 from the Owner (See Exhibit 2: Parcel Line Adjustment dated 12/16/2016).
- Acquire a new Property Identification Number (PID) for Proposed Parcel 1, and retain as separate parcel.
- Allow for all three PIDs owned by the Applicant (1403021340003, 1403021310008 and created for Parcel 1) to be considered as one parcel for purposes of zoning and land use decisions.

City Planner Haskamp advised the City’s subdivision ordinance allows for minor subdivisions and lot line adjustments as defined in Section 30-9 and 30-10. Since the Applicant is proposing to maintain Proposed Parcel 1 as an independent parcel rather than combine it with his existing property the process does not fit the strict definition of a lot line rearrangement, and therefore it is reasonable for the request to be considered by the Planning Commission.

The sections of the code that relate to dimensional standards and other zoning considerations are provided for your reference:

Secs. 32-246

Existing Site Conditions:

PID 1403021340001 (Moore Parcel)

The existing property is approximately 14.0 acres and is trapezoidal in shape. The property has frontage on Dellwood Road which crosses the southwestern corner of the parcel. However, the driveway which serves the property crosses the adjacent southerly property providing access to the existing home and accessory buildings, which is likely secured through a private driveway/access easement between the two properties. There is an existing home on the property, as well as two small accessory buildings which total approximately 920 square feet. The existing home is setback approximately 285-feet from Dellwood Road, approximately 442-feet from the westerly property line (Gateway Trail), 1,100-feet from the rear property line and 175-feet from the easterly property line. The accessory buildings are located approximately 47-feet west of the existing home, and are setback a minimum of 165-feet from Dellwood Road.

The property is heavily vegetated and screens the existing home and accessory buildings from Dellwood Road. Based on the City's available GIS information there appears to be extensive wetlands present on the property. There appears to be a large wetland complex directly west of the existing home and accessory buildings which extends to the Gateway Trail easement/ROW area. Additionally, there is a large wetland area/pond on the northeastern corner of the property.

PID 1403021340003 and 1403021310008 (David Parcels)

The principal structure and accessory building are currently located on PID 1403021340003 which is approximately 20.4 acres in size. The parcel is trapezoidal in shape, and is crossed by Dellwood Road on the south and is bordered by Keswick Avenue North on the westerly boundary. The roadways are right-of-way easements and currently contain approximately 2.4 acres of land. The existing principal structure is setback approximately 68-feet from Keswick Avenue N., and 290-feet from Dellwood Road. There is an existing accessory building on the property which is approximately 3,275-SF based on the GIS aerial and is setback approximately 230-feet from Keswick Avenue N., and 280-feet from Dellwood Road. The site is heavily vegetated and based on the City's available GIS data there does not appear to be any wetlands on the parcel. PID 1403021310008 is approximately 3.8 acres and is vacant. The site contains minimal vegetation and does appear to have a small wetland present. There are no structures on this parcel.

PID 1403021340002 (Gateway Trail)

The Gateway Trail currently forms the northeasterly property line of the Moore parcel and the southeasterly property line of the David’s parcel which contains their principal residence. The Gateway Trail is the former Soo Line Railroad right-of-way and now contains the regional/state trail. The parcel is approximately 150-feet wide in this location.

Comprehensive Plan Review:

The adopted comprehensive plan sets a maximum density of 1 unit per 10 acres in the A-2 land use designation. The proposed minor subdivision/lot line rearrangement meets the density requirements with the objectives as proposed, as it does not create any new buildable lots. However, it should be noted that the **Applicant has identified an area on the survey which is designated as “PROPOSED FUTURE PARCEL”, and since there is not a subdivision proposed as it relates to that area, this analysis does not consider or evaluate the potential density available to that parcel.** Review of that parcel will be subject to a future subdivision application, if and when, the Applicant desires to further subdivide the property.

Zoning/Site Review:

Dimensional Standards

The following site and zoning requirements in the A-2 district are defined as the following for lot standards and structural setbacks:

| Dimension | Standard |
|--------------------------------|-----------------|
| Lot Area | 5 acres |
| Lot Width (public street) | 300’ |
| Lot Depth | 300’ |
| FY Setback (Keswick, Dellwood) | 65’, 150’ |
| Side Yard Setback (Interior) | 20’ |
| Rear Yard Setback | 50’ |
| Maximum Height | 35’ |

Lot Area and Lot Width

The proposed subdivision creates Proposed Parcel 1 which is an approximately 114-foot strip of land running adjacent to the Gateway Trail property. The Applicant is proposing to maintain Proposed Parcel 1 as an individual PID, but is proposing that such parcel will be included or ‘combined’ with PID 1403021340003 for purposes of zoning and land use considerations. Since the parcel is non-contiguous, it cannot be legally combined with the Applicant’s adjacent parcel. Given the unique circumstances of the Gateway Trail, staff believes the request is reasonable even though the created parcel is substandard.

Staff would recommend that a condition be included which specifically states that Proposed Parcel 1 is not buildable, and that for purposes of zoning and land use Proposed Parcel 1 must be considered concurrently with PID 1403021340003 and that the parcels cannot be sold independently of each other; this should also be stated within a Development Agreement.

The survey submitted is attached as Figure 1, and is titled “Parcel Line Adjustment” dated 12/16/16. On the figure, there is an area identified as “PROPOSED FUTURE PARCEL” which includes portions of PID 1403021340003 and all of PID 1403021310008. This proposed parcel is not legally described, and the parcel area and dimensions are not provided. While it is helpful to know the future intentions of the Applicant, this review does not consider the proposed parcel or evaluate it for compliance with the City’s Zoning Ordinance and dimensional standards because it is Staff understands that the Applicant is NOT requesting formal subdivision approval of this parcel. ***Therefore, staff would recommend including a condition that specifically states that the area denoted as “PROPOSED FUTURE PARCEL” is not a legal parcel, and that this subdivision review process has not determined whether this area meets the current zoning or comprehensive plan standards. Any future subdivision of this area will be subject to rules and regulations in place at the time of the Application.***

Setbacks:

Based on the submitted information, all setback requirements are met for the proposed lot line rearrangement and combination. However, as stated in previous sections, there is no determination of evaluation made with respect to the area denoted as “PROPOSED FUTURE PARCEL”. ***Staff would recommend a condition that states any future construction on any of the parcels will be subject to all ordinances in place at time of application including setbacks from lot lines and wetland areas.***

Accessory Structures:

Based upon the Washington County aerials/GIS there appear to be two accessory buildings on the subject property. The rearrangement of the lot lines would result in the Proposed Lot 2 containing the existing home, a detached garage (680 SF) and a shed (240 SF). The total square footage of the garage and shed is approximately 920 SF, and it is unknown based upon the information submitted whether or not the existing home has an attached garage. (If not, the square footage of the detached garage may be exempted from the total square footage allowable on the lot up to 720 SF). Proposed Lot 1 contains no accessory or principal structures. As indicated previously, for purposes of zoning and land use considerations, Proposed Lot 1 will be considered as part of PID 1403021340003. Currently, the parcel contains an existing home and one large accessory building which appears to be approximately 3,275 square feet.

At the time of this Application, the Applicant should be aware that Section 32-313 regulates the type, total square footage, and number of accessory buildings permitted on a parcel. The current ordinance regulations permit on parcels of size 9.6 to 14.99 acres no more than 4 accessory buildings with a total maximum combined square footage of 3,500 square feet; and parcels with 20 acres or more have no regulations. Currently, the parcels meet this standard; however, the lots will be subject to the standards and ordinances in place at the time any new accessory building is proposed. The Applicant and Owner should also be aware that at any time any future subdivision or construction is proposed that an updated survey which shows all of the accessory and principal structures will be required to verify and confirm square footages and to ensure compliance with lot standards.

Staff would recommend including a condition that all future subdivision, rearrangement, or construction on any of the parcels may require an updated survey indicating square footage of the accessory buildings to ensure compliance with ordinance standards.

Staff Recommendation & Conditions:

Staff would recommend approval of the lot line rearrangement and combination with the following findings:

- Proposed Parcel 1 is permitted to obtain an individual PID after subdivision, and is not required to be combined with PID 1403021340003, because it is non-contiguous to PID 1403021340003 due to the existence of the Gateway Trail.
- The proposed subdivision does not negatively impact the public health, safety or welfare of the adjacent neighborhood or larger community.
- The proposed subdivision is consistent with the City's adopted Comprehensive Plan.
- The proposed subdivision does not create a new buildable lot, and does not propose an increase in density.
- Portions of the minor subdivision code are not applicable because the created parcel is deemed non-buildable and will be considered as part of PID 1403021340003 for purposes of zoning and land use.

Staff would further recommend the following conditions be placed upon the proposed rearrangement and combination:

- Any future subdivision of the David Parcels (PID 1403021340003, 1403021310008 and Proposed Parcel 1) shall be subject to rules and regulations related to the zoning and subdivision entitlement at the time of Application.

- The Applicant shall be required to enter into a Development Agreement with the City that shall be recorded against the properties identified as PID 1403021340003, 1403021310008 and Proposed Parcel 1.

Chair Tufty asked about the potential of future subdividing with the additional 4 acres. City Planner Haskamp advised if an application for subdividing comes in at some point in the future the 4 acres would be considered with the other parcels. It would be determined at that time how many density units are available.

Commissioner Schafer inquired about the Gateway Trail ownership and easement. City Planner Haskamp stated the railroad took the easement many years ago and took entire sections for possible future use. Dedicated right-of-way was not always transferred. In this case, the County does have it recorded so the corridor exists and it makes the property non-contiguous. The property does go to the center of the trail, which is owned by the DNR.

Commissioner Schafer stated his concern is that the Gateway trail is a separate parcel so the properties are not contiguous. He asked if there is a precedent being set by the City to allow future subdivisions involving non-contiguous lots. City Planner Haskamp stated there would never be a house there and what makes this unique is the actual trail. There are many other parcels in Grant that are split by roads so it is not uncommon. The only precedence set would be for other properties along the Gateway Trail. She noted the right-of-way dedication occurs when platting the property. To access the property the owner would have to work with the DNR as the property owner.

Mr. Bill David, applicant, came forward and stated Hwy 96 runs through his property so a split already occurs. He advised he is purchasing the property because it would allow him to keep his large outbuilding if he were to subdivide in the future.

MOTION by Commissioner Schafer to open the public hearing at 7:34 p.m. Commissioner Geifer seconded the motion. MOTION carried unanimously.

Mr. Larry Lanoux came forward and stated he is concerned about the subdivision of property and the information he has should be presented to the Commission prior to them making a recommendation. Chair Tufty advised he should send his written concerns to the City office. The Council will be reviewing the application after a recommendation is made.

MOTION by Council Member Schafer to close the public hearing at 7:39 p.m. Council Member Taylor seconded the motion. MOTION carried unanimously.

City Planner Haskamp added Council Member Lanoux should submit any questions, comments or concerns he has about the application prior to the Council meeting so there are no delays to the applicant.

MOTION by Commissioner Geifer to recommend approval based on the conditions and findings as presented. Commissioner Taylor seconded the motion. MOTION carried unanimously.

B. PUBLIC HEARING, Consideration of Application for a conditional use Permit for Land Alteration for Pavement Reconstruction of Parking Lot located at 8000 75th Street North

City Planner Haskamp advised the Applicant, Anderson-Johnson Associates, on behalf of the Owner, Mahtomedi Public Schools, is requesting a Conditional Use Permit (CUP) for land disturbance activities associated with improvements to the parking lots and drives located at the Mahtomedi High School and Mahtomedi Middle School (“School Campus”). Most of the proposed improvements are located within the City of Grant; however, some of the improvements extend into the City of Mahtomedi as demonstrated by the submitted Plan Set (Exhibit B). The improvements in Mahtomedi will be reviewed by the City of Mahtomedi and will be subject to their rules and regulations with respect to permitting and approvals. The operations of the High School, Middle School, and associated athletic facilities located in the City of Grant are governed by existing CUPs that will remain in effect, and will not be altered and/or modified by this process. The Applicant has applied for a new CUP to simplify the review process and to focus the discussion on the proposed improvements, which are grading and/or land disturbance activities and pavement reconstruction.

City Planner Haskamp advised duly noticed public hearing was published for January 17, 2017 at the Planning Commission’s regular meeting, and letters were mailed to property owners within ¼-mile of the subject project informing them of the application request and public hearing.

Project Summary:

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| Applicant: Anderson-Johnson Associates | Site Size: 69.68 Acres (Total) |
| Owner: Mahtomedi Public Schools | Request: Conditional Use Permit (CUP) |
| Zoning & Land Use: A-1 & A-2 | PIDs: 2803021230001 (39.68 Acres) 2803021240002 (30 Acres) |
| Address: 8000 75 th Street N | |

The Applicant is applying for a CUP to allow for improvements to the drives and parking lots at the High School and the Middle School. The existing CUPs for the High School and Middle School were done many years ago when the facilities were first constructed, and primarily address operations of the facilities rather than site development activities. While the permits are still valid with respect to the school operations, they do not adequately address the proposed reconstruction and other land disturbance activities associated with the project. As a result, a new CUP is necessary to allow the Owner and Applicant to perform these improvements. The purpose of this review process is not to review the existing CUPs, rather it is intended to focus specifically on the grading and land disturbance activities as required by the City's Ordinances. The following summary of the request, and items to be reviewed and considered by the Planning Commission, is itemized as the following:

- The reconfiguration project will include moving the west parking lot access on CR-12, and modifying the drives internal to the site near the High School and Middle School.
- The proposed project includes approximately 9.4 acres of reconstructed impervious surface, and 0.6 acres of new impervious surface, for a total of approximately 10 acres of new and disturbed impervious surface on the project site (includes all activity associated with the project in both Mahtomedi and Grant, however, the majority of work is in the City of Grant).
- The proposed project includes the installation of underground stormwater storage to manage surface water generated as result of the impervious surface coverage (the rules in place today differ significantly from the regulations that were in place at the time the facilities were initially constructed.)

Review Criteria:

According to the City Code, Conditional Use Permits are subject to the process and review criteria stated in City Code Section 32-152. The City Code further states the following for consideration when reviewing a Conditional Use Permit (32-141):

“(d) In determining whether or not a conditional use may be allowed, the City will consider the nature of the nearby lands or buildings, the effect upon traffic into and from the premises and on adjoining roads, and all other relevant factors as the City shall deem reasonable prerequisite of consideration in determining the effect of the use on the general welfare, public health and safety.”

(e) If a use is deemed suitable, reasonable conditions may be applied to issuance of a conditional use permit, and a periodic review of said permit may be required.”

However, since the High School and Middle School uses are already permitted through their respective CUPs, the analysis of this CUP should be focused on the Land Disturbance activity proposed, and should be reviewed in consideration of Sections 32-172 and 32-173 (attached for your reference).

Existing Site Conditions:

PID 2803021230001 contains the existing High School, Middle School, access drives and parking lots. There are several wetland areas on the site that were delineated previously and are identified on the attached Plan Set dated 11/8/2016 (Exhibit B). The site includes extensive vegetation on the southeast corner of the property which helps screen portions of the school facilities from CR-12.

PID 2803021240002 is developed with athletic fields, access drives and parking lots. There are intermittent wetlands on the site that were previously delineated and are identified on the attached Plan Set dated 11/8/2016. The site is sparsely vegetated with some intermittent trees on the northern property line.

Comprehensive Plan Review:

The site is guided A-1 and A-2. The Comprehensive Plan states that limited public/semi-public uses within this land use guiding is appropriate. The proposed project does not alter the use of the property, and does not intensify the School Campus uses. The proposed reconstruction project will improve the stormwater runoff and potentially may improve the water quality leaving the site due to improved stormwater management practices and rules that have been adopted since the initial School Campus was developed. The current regulations will govern the reconstruction project, and will be implemented as part of the project.

Zoning/Site Review:

The City's Zoning Code section, 32-143 states, "Land disturbing activities that disturb 5,000 cubic yards or greater will require a conditional use permit. Application for a grading permit and a conditional use permit shall require the submittal of an erosion and sediment control plan, and stormwater management plan. Erosion and sediment control and stormwater management standards shall comply with the City's Engineering Design Guidelines, and those standards identified in Section 30-172 and 30-173 contained with this Subdivision code." Since the proposed reconstruction project will disturb in excess of 5,000 cubic-yards the Owner is required to submit this application for a CUP.

The proposed project does not change the uses on site, so the analysis is focused on compliance with Section 30-172 and 30-173 as required in the City Code. The City Engineer conducted this review, and his comments and recommendations can be found in Exhibit D.

Dimensional Standards:

In addition to the City Engineer’s comments, the following dimensional standards related to the reconstruction project are relevant and considered. The following site and zoning requirements in the A-1 and A-2 district regulate the site and proposed project (no dimensional standard analysis was completed for the existing facilities since no changes are proposed):

| Dimension | Standard |
|------------------------------------|---|
| Lot Size | 5 acres |
| Frontage – public road | 300’ |
| Front Yard Setback | 65’ |
| Side Yard Setback | 20’ |
| Rear Yard Setback | 50’ |
| Height of Structure | 35’ |
| Fence | May be on property line, but not within any ROW |
| Driveway Setback | 5’ |
| Parking Lot setback | 10’ from ROW |
| Wetland Setback Structure (Buffer) | 75’ (50’) |

Setbacks & Access: As demonstrated on the Plan Set (Exhibit B), the reconstruction activities include realignment of some of the internal drives and reconfiguration of existing parking lots. Staff has reviewed the Plan Set submitted and the closest drive to a property line is setback approximately 10-feet, and the closest parking lot is setback approximately 50-feet from any property line. ***As proposed, all improvements and reconstruction meet and or exceed the City’s setback requirements.***

The Applicant’s narrative in the Stormwater Management Plan states that the entrance into the Middle and High School from CR-12 will be moved as part of this project. The Applicant has stated that they are working with Washington County on the design and location of the new access location. ***Staff would recommend including a condition that the Applicant/Owner will be required to secure all necessary access permits from Washington County prior to any grading permit being issued by the City.***

Parking Lot (Location & Spaces): While not explicitly stated within the narrative, staff assumes that the parking lot(s) reconfiguration and reconstruction will result in an

adequate number of parking stalls to serve the existing High School, Middle School and associated athletic facilities. While the number of parking stalls is not directly related to land disturbance activities, it is the responsibility of the Applicant and/or Owner to ensure compliance with the existing CUPs with respect to the number of parking spaces available. **Staff would recommend including a condition that states the number of parking stalls must be regulated in compliance with the existing CUPs.**

Driveway/Circulation: One of the objectives of this reconstruction project is to improve the internal circulation and drives on the High School and Middle School campus. The most significant reconfiguration occurs at the access to the parking lot located to the northeast of the High School which is demonstrated by comparing Sheet C1.1 with C2.1. **This modification is internal to the site and appears to improve the access/safety on the site particularly in and around the High School.**

Stormwater/Erosion Control The City's Zoning and Subdivision Ordinance both require that the Applicant submit a stormwater management plan and erosion control plan. The Stormwater Management Plan was submitted and reviewed by the City Engineer. It is important to note that stormwater management regulations have changed significantly since the original High School and Middle School campus, including parking lots and drives, were constructed. Because of the reconstruction, the Applicant/Owner must now meet current standards that will likely improve the stormwater and surface water leaving the site as opposed to the existing conditions (must now meet rate, quality and volume control measures as regulated by Rice Creek Watershed District). For example, the Applicant/Owner is proposing to install underground water storage facilities to help with rate and volume control, and these facilities are not currently present on the site. **Staff believes that these improvements will likely improve the water quality, however, proper steps to mitigate any potential environmental issues must be considered as stated within the City Engineer's memo (i.e. must have a contingency remediation plan where excavation depths reach below the existing roadway or parking lot pavement sections.)**

City Planner Haskamp advised the City Engineer has provided a memo reviewing the Applicant's submittal regarding Stormwater and Erosion Control, specifically addressing Sections 30-172 and 30-173. Staff would recommend including a condition that the Applicant/Owner must meet all conditions as stated within the City Engineer's memo dated January 4, 2017.

City Planner Haskamp noted the proposed project is located within the Rice Creek Watershed District (RCWD), and the Applicant is required to obtain any necessary permits or approvals from them prior to beginning any site work. Additionally, with the modified access onto CR-12 appropriate access permits (if necessary) must be obtained from Washington County. As noted by the City Engineer, a Right-of-Way permit from Washington County for work adjacent to CSAH 12 will also be necessary.

City Planner Haskamp reviewed the following draft recommendations and findings are provided for your consideration and discussion. The following can be modified, deleted, added to, etc., depending on the public testimony and discretion of the planning commission.

- The Applicant shall update the Plan Set, as necessary, and provide all additional requested information as identified in the City Engineer's staff report dated January 4, 2017.
- A grading permit shall be acquired prior to commencement of work on site.
- All necessary permits from the RCWD shall be obtained prior to the City issuing any grading permit.
- An access permit, if necessary, shall be obtained from Washington County prior to any site work commencing.
- The number of parking stalls after construction shall be consistent with the number of parking stalls required in all governing CUPs for the High School, Middle School and Athletic fields affecting the property.
- All necessary permits shall be obtained from Washington County, MPCA, Minnesota Department of Health, Brown's Creek Watershed District and any other entity having authority of the site work.

Staff is requesting a recommendation from the Planning Commission reflecting one of the following options:

- Recommendation to the City Council of Approval with Draft Conditions and Findings
- Recommendation to the City Council of Denial with Findings
- Continue the discussion to the next available Planning Commission, and request additional information from the Applicant, if applicable

If the Planning Commission recommends Approval, the following draft Findings are provided for your consideration:

- The proposed land alteration activities do not change or modify the existing use on the site for a school campus and conforms to the City's Comprehensive Plan.
- Land Disturbance exceeding 5,000 cubic-yards is a conditionally permitted user per the City's zoning code.
- The proposed land disturbance activities will not be detrimental to or endanger the public health, safety or general welfare of the city, its residents, or the existing neighborhood.
- The proposed land disturbance activities are compatible with the existing school uses and will only be temporary while improvements occur.
- The proposed land disturbance meets the conditions or standards adopted by the city through resolutions or other ordinances.
- The proposed land disturbance will not create additional requirements for facilities and services at public cost beyond the city's normal low-density residential and agricultural uses.

Chair Tufty asked if the additional parking lots are to accommodate more space. City Planner Haskamp advised the reconstruction of the parking and driveways is not for more parking. It is an old parking lot and needs improvements and will improve the flow of the traffic.

Mr. Dave Rey, Anderson Johnson, came forward and stated they have been working with the County on this project for about a year. He referred to the site plan and explained the current traffic flow and backup compared to what that traffic flow will be with the new plan. He explained the underground water storage system noting water will be treated underground. Outlots are in place for overflow. The new access to the middle school was the best option for pedestrian traffic that allowed for the most improvements for the entire site. The County did do a traffic model and there was much less backup with this plan.

MOTION by Commissioner Schafer to open the public hearing at 8:15 p.m.

Commissioner Giefer seconded the motion. Motion carried unanimously.

Mr. John Smith, 67th Lane North, came forward and asked if the project took into account future traffic or further expansion on the site. He stated the infiltration tanks underground will break the seal on the dump site. He asked if additional water sewer hookups were considered on the site for future expansion.

MOTION by Commissioner Giefer to close the public hearing at 8:19 p.m.

Commissioner Schafer seconded the motion. MOTION carried unanimously.

MOTION by Commissioner Giefer to recommend approve based on the conditions and findings as presented. Commissioner Taylor seconded the motion. Motion carried unanimously.

6. OLD BUSINESS

There was no old business.

7. ADJOURNMENT

MOTION by Commissioner Schafer to adjourn the meeting at 8:20 p.m. Commissioner Geifer seconded the motion. Motion carried unanimously.

Respectfully submitted,

Kim Points
City Clerk

APPROVED