

PLANNING COMMISSION MEETING MINUTES CITY OF GRANT

March 16, 2017

Present: John Rog, James Drost, Jerry Helander, Jeff Schafer, Jeff Geifer and Robert Tufty

Absent: Darren Taylor

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. OATH OF OFFICE, JERRY HELANDER

4. ELECTION OF OFFICERS, CHAIR PERSON AND VICE-CHAIR PERSON

MOTION by Commissioner Tufty to elect Commissioner Rog as Chair Person. Commissioner Giefer seconded the motion. MOTION carried unanimously.

MOTION by Commissioner Tufty to elect Commissioner Giefer as Vice-Chair Person. Commissioner Schafer seconded the motion. MOTION carried unanimously.

5. APPROVAL OF AGENDA

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

6. APPROVAL OF MINUTES, JANUARY 17, 2017

The minutes were amended under Item 4, Approval of Minutes, to read August 16, 2016.

MOTION by Commissioner Geifer to approve the January 17, 2017 Minutes, as amended. Commissioner Tufty seconded the motion. MOTION carried with Commissioner Helander, Drost and Rog abstaining.

7. NEW BUSINESS

A. PUBLIC HEARING, Consideration of Application for a Major Subdivision, – City Planner Haskamp advised the The Applicant, Bob Appert on behalf of Streetcar Holdings is requesting approval of a Preliminary Plat to subdivide the properties located at 11253 and 11601 75th Street North. The properties have historically been known as the “Carlson Farm” and the “Masterman Farm” and both farms contain several PIDs of varying acreages (see Attachment A). Collectively the Carlson Farm and Masterman Farm contain approximately 318 acres, and the Applicant is proposing to subdivide the properties into 29 rural residential lots and 2 large-lot agricultural properties.

Staff met with the Applicant, Bob Appert, and the Owner of the Masterman Farm, David Washburn, in a pre-application meeting a couple of months ago to discuss the potential subdivision. There were several objectives expressed by both the Applicant and Owner with respect to the desired subdivision including the following: 1) Allow for a range of rural residential lot sizes all to be accessed off of one continuous roadway, if possible; 2) leave two large tracts of property that would be able to support a principal residence as well as support agricultural uses; 3) follow the City’s comprehensive plan and zoning ordinance with respect to the subdivision so as to avoid any needed variances; 4) allow for the subdivision to be phased so that the project can respond to market conditions; and 5) to create a ‘neighborhood’ of rural residential homes that would be controlled and maintained through a homeowners association (“HOA”). Based on the stated objectives, staff informed the Applicant and Owner that a Major Subdivision application and Preliminary Plat application would need to be submitted for review, and that a Development Agreement would be drafted to address several of the other stated objectives provided that such objectives were consistent with the City’s zoning and subdivision ordinances, comprehensive plan and recommendations and conditions of the Planning Commission and City Council.

Since the pre-application meeting the Applicant and Owner have worked diligently on preparing a Plan set that would comply with the City’s standards and have submitted this application for Major Subdivision and Farms of Grant Preliminary Plat (hereafter called “Project”) for your review and consideration.

Project Summary

Applicant: Streetcar Holdings, LLC	Site Size: 69.68 Acres (Total)
Owners: Robert Carlson Estate (Linda Powell, trustee) David Washburn (Masterman Farm)	Request: Major Subdivision – Preliminary Plat To create 31 lots
Zoning & Land Use: A-1 Proposed Plat Name: Farms of Grant	PIDs Carlson: 2503021310002 (6.18 Ac.) 2503021320001 (73.16 Ac.)

	2503021340001 (74.96 Ac.)
	3603021210001 (40.05 Ac.)
Address: 11253 75 th Street N. (Carlson) 11601 75 th Street N. (Masterman)	PIDs Masterman: 2503021420003 (12.26 Ac.)
	2503021430002 (20.08 Ac.)
	2503021420002 (25.43 Ac.)
	2503021430001 (20.11 Ac.)
	3603021120002 (8.87 Ac.)
	3603021120001 (31.24 Ac.)

The proposed Project will create 31 new lots on approximately 318 acres located just south of 75th Street North (CR-12) and west of Manning Avenue (CR-15). The existing properties currently make up two farms that have historically been known as the Carlson Farm and the Masterman Farm (See Attachment A: Project Parcels). The following key aspects of the proposed project and provided as a summary of the Application:

- The Proposed project will create 31 new lots; 29 of the created lots will range in size between 5.00 Acres and 7.31 Acres, and 2 of the lots will contain 53 and 75 acres respectively. There is an existing homestead on proposed Lot 1, Block 1 which contains approximately 53 acres, and there is an exclusion parcel/homestead located on the north boundary of the Project approximately 1,400' west of the eastern property line.
- The 29 "rural residential" lots will be a part of a homeowners' association (HOA) and will be subject to a set of restrictive covenants that are yet to be developed. The Applicant and Owner have indicated that the HOA documents and Covenants will be developed after the Preliminary Plat, if approved, and prior to Final Plat approval.
- The two (2) large lots (approximately 53 and 75 acres) will be allowed to continue agricultural uses if desired by the existing, and/or future owners. There is an existing principal structure and accessory buildings on Block 1, Lot 1, while Block 1, Lot 17 does not contain a structure and would be developed as part of the Project, but would not become a part of the HOA. The right to continue agricultural uses will be protected within the Covenants, and will also be declared within the Development Agreement and recorded against the subject properties.

- The Applicant is proposing to phase the Project, and anticipates platting approximately 10 lots in each phase, starting first with the lots from the west with access from Lake Elmo Avenue and then progressing eastward.
- While the Project is proposed to be phased, the Applicant would construct the entire extents of the roadway with the first phase.
- All 31 lots would be served with individual wells and individual septic systems. The Preliminary Plat has identified primary and secondary drainfields associated with each lot, excluding Lot 1, Block 1 that has an existing principal structure and thus an existing well and septic system that would continue to serve the property.
- The existing properties are bordered by Lake Elmo Avenue North (CR 17) on the western property line, and 75th Street North (CSAH 12) on the northern property line. Both roadways are County Roads and the proposed roadway as summarized in the subsequent bullet will require coordination and discussion with Washington County since they will be the permitting authority for access onto their roadways.
- The proposed Project includes one long curvilinear roadway that would provide access to all lots in Block 1 excluding Lot 1, and all lots in Block 2. The new roadway connects on the southwest corner of the property from Lake Elmo Avenue North and then traverses the southern half of the properties before heading north and connecting to 75th Street North (CSAH 12) on the northern boundary of the site.
- Lot 1, Block 1 will continue to utilize their existing driveway which connects to CSAH 12 directly north of their principal and accessory buildings.
- The rural residential lot sizes are fairly large and could accommodate a variety of housing styles and plans. As such the Applicant anticipates all homes in the subdivision will be custom built, and that lots will be custom graded once house plans are developed.

City Planner Haskamp advised the proposed Project is classified as a Major Subdivision per the City of Grant's subdivision ordinance which is Chapter 30 of the City Code. The specific regulations related to the Preliminary Plat process are contained within Article II Platting Division 2 Preliminary Plat. Also relevant with respect to design standards is Article III Minimum Design Standards.

As referenced within the Preliminary Plat requirements all created and/or new lots must comply with the current regulations which apply to the zoning district in which the

Property is located. The following sections are most applicable to this request and are considered, at a minimum, in the following sections:

32-1 Definitions

32-246 Minimum area, maximum height and other dimensional requirements.

Existing Site Conditions

Carlson Farm (PIDs 2503021310002, 2503021320001, 2503021340001, 3603021210001)

The Carlson Farm contains approximately 194 acres, and is bordered by Lake Elmo Avenue on the western property boundary and 75th Street North on the northern property line. There is an existing farmstead that is located approximately 2,650' to the east of the Lake Elmo Avenue and 75th Street North intersection. The farmstead includes an existing principal structure as well as nine (9) accessory buildings. The property has rolling topography and includes several 'valleys' and 'knolls'. Per the wetland delineation completed in 2016, there are 10 delineated wetlands on the subject property that are all primarily clustered near the southwest corner of the subject property. The farm is sparsely vegetated, with some groves/stands of trees along property boundaries, and adjacent to 75th Street North which provides screening to the existing farmstead.

As shown on the Existing Conditions plan (Sheet 2 of 23 of the Applicant's Plan Set) there is a 75-foot gas pipeline easement that bisects the property north-to-south from 75th Street North to the rear property line. The existing conditions also identifies a snow mobile trail bisecting the property, however it does not include a document number so it does not appear to be a recorded easement, so it likely some type of 'gentleman's' agreement, rather than a formally dedicated easement.

Masterman Farm (PIDs 2503021420003, 2503021430002, 2503021420002, 2503021430001, 3603021120002, 3603021120001)

The Masterman Farm contains approximately 118 acres, and is bordered by 75th Street North on the northern property line. There are no existing structures on the property, and it has been utilized for agricultural activities over the recent past. There is an exception parcel located on the northwestern corner of the farm, which is not included in this analysis and review except as it relates to the density analysis which can be found in subsequent sections of this report. The property has slightly more vegetation than on the Carlson Farm, though the property is also sparsely vegetated. Per the wetland delineation completed in 2016 there are six (6) wetland located on the property that are all clustered on the southern quarter of the property. The site has rolling topography, similar to the Carlson property, with valleys and knolls particularly on the southern half of the site.

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 and also the Street Design Standards.

Sheets 13-22 provide a preliminary grading plan and erosion control plans that were reviewed by the City Engineer, and his comments are included in his attachment memo. As background for the Planning Commission, it is standard for a conceptual/preliminary grading plan to be prepared for projects of this type, particularly given that the lots will be constructed with custom houses. So for purposes of stormwater calculations, erosion control, and other engineering items it is important to have a 'conceptual' plan of how the improvements can be accommodated on the lots while ensuring that those improvements would meet stormwater and erosion control standards.

Staff would recommend including a condition in the Preliminary Plat approval that the Applicant/Owner must meet all conditions as stated within the City Engineer's memo dated March 7, 2017.

The proposed Project is located within the Browns Creek Watershed District and is subject to their rules and regulations. The Applicant has submitted an application to the BCWD and continues to work with them through their permitting/review process. Based on current correspondence between the BCWD and the Applicant it appears that there may be some additional changes to the infiltration basin and ponding design. Any changes should also be submitted to the City Engineer for review and consideration.

The proposed roadway connects to CR-17 and CSAH 12, which are both under the jurisdiction of Washington County. At the time of this staff report the County had not responded to the Project. Staff is working to get feedback and comment from Washington County staff regarding the proposed road access locations, and will bring any feedback and or information to the meeting on March 16th if possible.

While the Plan set is very complete, there are some minor issues that staff would recommend resolving prior to passing the application on to the City Council. Preliminarily staff would request the following updates and/or information. Depending on the comments at the public hearing and Planning Commission discussion, additional items may be requested of the Applicant and can be added to this list.

- Update Existing Conditions figure to show all PIDs as recorded at Washington County. Include the PIDs on the figure.
 - Identify the location of the existing access of the existing principal structure and its accessory building on the Carlson Farm.
- Update the Preliminary Plat with revised Lot and Block configuration per the subdivision code requirements

- Update the Plan set to include a proposed roadway name
- Revise the configuration of Lots 14 and 15, Block 1 for compliance with the lot design standards.
- Revise the configure of Lots 10 and 12, Block 1 to meet the City's requirements for Lot Frontage.
- Provide any additional information, or plan changes regarding the stormwater system as required by BCWD for review and consideration of the City Engineer.
- Receive comment from Washington County regarding the proposed roadway, specifically the proposed access locations.

Chair Rog stated some of the buildable areas are a bit small on certain lots and expressed concern regarding variance requests for septic's. He also inquired about the minimum lot size of five acres and asked about confirmation on the actual lot sizes.

City Planner Haskamp stated the buildable areas in the City's ordinance are very specific. It will be recommended that some of the lot lines are shifted to meet the standards so future variance requests will not be necessary. All the sites do support a standards tank system and the County will be verifying that. A registered licensed engineer did the survey recording the actual lot sizes.

Chair Rog inquired about the assurance of the large lots not being further subdivided. City Planner Haskamp stated there will be deed restrictions and a development agreement in place for those larger parcels. Those documents are recorded at the County.

Commissioner Schafer inquired about the recommendation to reconfigure the blocks and the purpose of doing that. City Planner Haskamp stated the engineer has to reconfigure the blocks because blocks cannot be split by an outlot or a road. They will have to look at how to split that so it makes sense within the phasing plan, which is up to the applicant.

Mr. David Washburn, applicant, came forward and stated he owns the Masterman Farm. He is a 25-year resident of Grant and on the Planning Commission. He stated he has made a good effort to stay within all the city ordinances and vision of the comprehensive plan. He will continue to work with the City Planner on the outstanding issues and it is an on-going process.

Mr. Bob Appert, applicant, came forward and stated he is purchasing the Carlson Farm. They are doing this development together to keep the best farming land intact. If the

parcels were developed separately a cul-de-sac would be required. He stated he believes this will be an appropriate development with design standards and prairie fields to keep it as natural looking as possible. The project will be done in three phases and the entire road will have to be put in and then ten lots at a time will be done. The project should be completed in three to five years. The HOA will be involved when the project is 70% built. Monthly fees will be paid to the HOA for maintenance.

Mr. Washburn added the HOA will restrict the lawn mowing size and will have trees planted around all the houses. Landscaping standards will also be included in the HOA.

Mr. Joe Radnick, Engineer, came forward and advised they are only platting ten lots at a time and they are bound by state statute to list accurate acreage and lot sizes. Four septic tests were done for each site and the soils are very favorable.

MOTION by Commissioner Giefer to open the public hearing at 8:00 p.m. Commissioner Schafer seconded the motion. Motion carried unanimously.

Mr. Bob Michels, 11055 66th Street N, came forward and stated the development looks very nice but inquired about the grading and extent of grading on the site.

Ms. Michelle Giefer, 11922 Imperial Avenue N, came forward and asked if there are three blocks as opposed to two will another road have to be constructed.

Ms. Michelle Lemanaski, 7390 Manning Avenue N, came forward and stated her main concern is the road off of County Road 12. She stated that is a main road that will be going right by her house which is very undesirable.

Mr. Matt Eddy, 7060 Lake Elmo Avenue N, stated his concern is that same road and it needs to be considered for the existing homes in terms of traffic, noise, lighting, etc. He added there seems to be a high value put on crop land but no value to the wetlands. The City will be considering variance on five-acre lots with those large parcels and those will also be subdivided in the future as he has seen that happen over and over.

Mr. Larry Lanoux came forward and commented on the change of meeting night and the right-of-way ordinance that was just passed by the City Council.

Mr. Rob Jacobs, 7400 Manning Avenue, came forward and commented on the proximity of the road to the property lines. He stated there is a very low field south of his house

that does hold water and inquired about a holding pond being developed. He also stated the water table is going to change with the large number of homes being put in.

Ms. Mary Michels, 11055 66th Street N, came forward and stated safety on Lake Elmo Avenue is an issue. The road is very dangerous and there is a lot of truck traffic now. She stated the safety on the roadway will get worse.

Mr. Scott Purrington, 7590 Leeward Avenue, came forward and inquired about the plan for the Carlson Farm, park areas within the development and a bike trail crossing.

Ms. Kari Costa, 11006 66th Street N, came forward and stated the applicants have the right to development their property but she is disappointed with the plan. There are lots of houses in a very small area and it will create more issues on Lake Elmo Avenue.

Mr. Dave Weflen, 7805 Leeward Avenue N, came forward and stated he is surprised the plan does not call for Leeward Avenue to run all the way through.

Ms. Lou Anne Heinlein, 7755 Leeward Avenue N, came forward and expressed concern about safety on the road and the blind intersection that will occur both ways on County Road 12.

City Planner Haskamp referred to the Comprehensive Plan that states there is one unit per ten acres. The minimum lot size requirement of five acres is stated in the zoning ordinance. The purpose of the four per forty acres is to ensure property owners do not get shorted in a sense, to their units when right of way is taken.

Mr. Jason Rodlund, 7655 Lake Elmo Avenue, came forward and stated he believes all the lots should be ten acres. He stated the County ordinance limits how close wells and septic can be located. He asked if the Met Council can come in and mandate City water and sewer due to cross contamination of wells and sewers located too closely to each other.

Mr. Radnick explained the septic areas for each lot and advised the County requires the same square footage for a five acre lot and a ten acre lot.

City Planner Haskamp again explained the process for deed restrictions and the development agreements that will be in place prohibiting any further subdividing on the

larger lots. She noted it is very difficult to further subdivide five acre lots due to the well and septic requirements.

MOTION by Commissioner Schafer to close the public hearing at 9:01 pm. Commissioner Tufty seconded the motion. Motion carried unanimously.

City Planner Haskamp advised more information and analysis needs to be done on issues relating to screening for adjacent properties. The actual lot sizes and requiring larger lots would have to be addressed within the City's zoning code.

MOTION by Commissioner Giefer to table the Farms of Grant major subdivision application to the April Planning Commission meeting. Commissioner Tufty seconded the motion. Motion carried unanimously.

- B. Consideration of Planning Commission Meeting Time** – Administrator/Clerk asked the Planning Commission if an earlier meeting time would be acceptable. Residents have indicated an earlier start time is desirable and staff is also agreeable to an earlier start time if it would be convenient to the Planning Commission Members.

MOTION by Commissioner Giefer to officially change the Planning Commission meeting start time to 6:30 p.m. Commissioner Schafer seconded the motion. Motion carried unanimously.

8. OLD BUSINESS

There was no old business.

9. ADJOURNMENT

MOTION by Commissioner Tufty to adjourn the meeting at 9:16 p.m. Commissioner Schafer seconded the motion. Motion carried unanimously.

Respectfully submitted,

Kim Points
City Clerk

APPROVED