

**PLANNING COMMISSION REGULAR MEETING MINUTES
FEBRUARY 23, 2016
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Call to Order:

Pursuant to due call and notice thereof, the Regular Meeting of the Planning Commission was held on Tuesday, February 23, 2016. Chair Miller called the meeting to order at 6:30 p.m. with Commissioners VanderWiel, Forester, Kenninger, Henrie, and Freeman. Commissioner Kurle was absent. Also in attendance were Senior Planner Klatt, Community Development Director Lindquist, Planner Nemcek, and Recording Secretary Roudebush.

The Pledge of Allegiance was said.

Additions to Agenda: None

Audience Input: None

Consent Agenda:

- a. Approval of the December 14, 2015 Meeting Minutes

MOTION by Henrie

Second by Freeman

Ayes: 4. Nays: 0. Kenninger and Forester abstain as they were not in attendance.

- a. Approval of the January 26, 2016 Meeting Minutes

MOTION by Kenninger.

Second by Forester.

Ayes: 4. Nays: 0. Miller and Henrie abstain as they were not in attendance.

Public Hearing:

5.a. Request by SKB Environmental, Inc. for renewal of a Small Scale Mineral Extraction Permit for 2016. (16-02-ME)

Community Development Director summarized the staff report for the Planning Commission.

Chair Miller inquired why the 8% grade is acceptable here but not on Dodd Road when there was discussion last year to extend it. Lindquist stated that at this point they are not sure what would go here but most likely the developer would do their own grading. Miller also noted that low maintenance vegetation would be preferable so the city doesn't have to maintain. Lindquist explained that this is private property and the owners would maintain the property. Miller inquired about the backfill reports, last years weren't acceptable. How does that compare this year. Lindquist stated that there has been no haulback since the last report.

Commissioner Forester inquired about the timeline for reclamation and when SKB will be off the site. Lindquist stated that the permit is through the end of 2016, the contract between SKB and property owner may have different terms.

Commissioner Kenninger inquired what would happen if the reclamation requirements are not met. Lindquist stated it wouldn't go to council until they are met.

Commissioner Henrie inquired if there are still plans to mine phases 3 and 4 or is this end of this project. Lindquist stated that the permit is not transferable so a new application would be needed for any grading into those phases by another operator. .

Ryan O'Gara with SKB Environmental was on hand to address the Commission. O'Gara stated that he has been working with the city to understand what is needed for the grading plan, and should have the plan by the end of this

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week. He indicated that the slope on would be closer to 2% than 8% slope in most areas. He also noted that the vegetation to be used is the standard MnDOT mix that is low maintenance. He indicated that the lease with the property owner will expire in May, and they are working to extend the contract to finish reclamation.

The public hearing was opened at 6:44 pm.

Public comments: None

MOTION by Kenninger to close the public hearing.

Second by VanderWiel.

Ayes: 6. Nays: 0. Motion Passes.

The public hearing was closed at 6:48 pm.

Additional Comments: None

Motion by VanderWiel to recommend the City Council renew the SKB Environmental, Inc. Mineral Extraction Permit for 2016, subject to the terms and conditions in the attached 2016 Draft Conditions for Mineral Extraction and submittal of a revised reclamation plan addressing issues raised in the staff report, prior to Council approval.

Second by Forester.

Ayes: 6. Nays: 0. Motion Passes.

5.b. Request by Certified Dental Ceramics for a Site Plan Review to construct a single-story 3,000 sq. ft. dental services facility. (16-03-SP, 16-04-V)

Senior Planner Klatt summarized the staff report for the Planning Commission.

Chair Miller inquired about the need for a landscaping escrow. Lindquist stated it is to ensure landscaping is completed and maintained. Landscaping will be reviewed the first year and ensure nothing is dead, if plants are dead they will need to be replaced and stay alive for a year in order to receive the full escrow back. Staff will release a portion of the escrow after each site review.

Commissioner Forester inquired about the impervious area, if and when the addition were to happen, would they still meet the ordinance requirement. Klatt stated they would still be under 50% coverage.

Commissioner VanderWiel confirmed that the Planning Commission is just looking at an approval for a site plan and the item would not go to Council. Lindquist confirmed that is correct.

The public hearing was opened at 7:06 pm.

Richard Lavel, the architect was on hand to answer any questions.

Commissioner Henrie inquired how many employees would work at this office. Mr. Lavel stated there would be about 12 employees. This is a family business that already operates in Rosemount and wants to stay in Rosemount. Upon expansion it is estimated that there could be up to 20 employees.

Commissioner VanderWiel inquired about the use of the building as it is zoned community commercial, and how the manufacturing use complies with those standards. Mr. Lavel stated that there are three stations where the manufacturing is done; the rest of the space is for milling and refining of the product. Staff indicated that the property functions more like a medical office use or a service use.

Public comments: None

MOTION by Forester to close the public hearing.

Second by Freeman.

Ayes: 6. Nays: 0. Motion Passes.

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The public hearing was closed at 7:10 pm.

Additional Comments:

Commissioner Henrie inquired about the parking and if it would be adequate if the structure was expanded. Klatt stated that parking would be added to the south side of the southern parking lot.

Motion by Kenninger to approve the site plan and building design review for Certified Dental Ceramics to allow the construction of a 3,000 square foot dental services office building on Lot 3, Block 1 of South Rose Park 3rd Addition, subject to the following conditions:

1. Submission of a landscape security equal to one hundred and ten percent (110%) of the total cost of the plantings.
2. City Council approval of a request to vacate an existing drainage and utility easement on the property.
3. Submission of a lighting and photometric plan conforming to ordinance requirements prior to the issuance of a building permit.
4. Conformance with all conditions of the City Engineer as outlined in the memo dated February 17, 2016 prior to issuance of a building permit.
5. Final tree plantings near the entrance driveway are subject to review and approval by the City to ensure adequate visibility is maintained along Carrousel Way.
6. Approval of a sign permit for the proposed freestanding monument sign. Final location must be approved by the City to ensure proper sight visibility along Carrousel Way is maintained from the driveway entrance.
7. Approval of the materials used for the trash enclosure by the City. Said materials must be similar to those used on the principal building

Second by Henrie.

Ayes: 6. Nays: 0.

Old Business: None.

New Business:

7.a Request by Lennar for a Final Plat for Bella Vista 4th Addition (16-05-FP)

Planner Nemcek summarized the staff report for the Planning Commission.

Chair Miller inquired about the need to add the driveway location into the conditions of approval. Nemcek stated the exact location will be determined as part of the building permit review.

Commissioner Kenninger inquired if Outlot A will meet the PUD lot requirements when a home is built. Nemcek confirmed it would meet requirements.

Motion by Kenninger to recommend that the City Council Approve the Final Plat for Bella Vista 4th Addition subject to the following conditions:

- b. Execution of a Subdivision Agreement.
- c. Drainage and utility easements with storm sewer infrastructure may contain fences but shall be required to include gates to provide truck access; shall prohibit sheds or other accessory structures; and shall prohibit landscaping that would impede drainage.
- d. Provision of \$11,275 for landscaping security.
- e. Grading of the entire regional trail corridor.
- f. Payment of \$38,250 for Fee-in-Lieu of Park Dedication.
- g. Updating the plat to reflect the buildable status of Outlot A and the associated reclassification of this parcel to a lot and block description.
- h. Payment for the cost of the future extension of Aulden Avenue to the property line at the north end of the addition. A sign noting the future extension of the road will be installed at the Developers expense.

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- i. Engineering approval of the driveway location on Outlot A at the time of building permit.
- j. The survey submitted with the building permit for Outlot A shall indicate the future extension of Aulden Avenue along the frontage of Outlot A.
- k. Compliance with the conditions and standards within the City Engineer's Memorandum dated February 11, 2016.

Second by Henrie.

Ayes: 6. Nays: 0.

7.b. Comprehensive Plan 2040-Initial Project Overview and Demographic Update

Senior Planner Klatt reviewed the Staff report and the PowerPoint presentation handed out at the beginning of the meeting. He thanked Intern Nelson for his help in creating the presentation.

Reports: None

The Commission discussed cancelling March meeting as there are no applications. It was noted that there will be two new commissioners in April and staff would prefer getting them on board before working on the Comprehensive Plan any more than the introduction just received. Lindquist told the Commission to plan on meeting April 12th to start back on Comp Plan; it would be a work session. Commissioner Kenninger stated that she will be out April 12th; staff to look at other dates in April.

Adjournment: There being no further business to come before this Commission, Chair Miller adjourned the meeting at 8:19 p.m.

Respectfully submitted,

Amy Roudebush, Recording Secretary