

**PLANNING COMMISSION REGULAR MEETING MINUTES  
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**I. Regular Meeting**

Call to Order:

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

The Pledge of Allegiance was said.

**Additions to Agenda:** None

**Audience Input:** None

**Consent Agenda:**

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

**MOTION** by Mele.

**Second** by Clements.

Ayes: 4. Nays: 0, VanderWiel abstains as she wasn't present for the entire meeting.

**Public Hearing:**

**6.a. Request by SKB Environmental for a Planned Unit Development Master Development Plan for a Metals Recycling Facility and Maintenance Shop. (16-16-PUD).**

Senior Planner Klatt notified the Planning Commission that this item has been continued to a future Planning Commission Meeting.

**6.b. Request by First State Bank of Rosemount for a Conditional Use Permit and Site Plan Review to approve a financial institution with drive-through facilities and relocate the existing location of the drive-through. (16-36-CUP)**

Planner Nemcek gave a brief summary of the staff report.

Chair Kenninger inquired about the volume of traffic at the drive through. Nemcek responded that currently only 4 of the 6 lanes are used for business.

Commissioner Forester inquired about the number of parking stalls. Nemcek stated there is a net gain of twelve parking spots. Forester also inquired about the location of the playground for the daycare that shares the parking lot. Nemcek stated it is located in the northwest corner of the lot and will not be affected by the bank construction.

Commissioner Clements inquired how on street parking would be affected by the change in the drive through access. Nemcek stated that the reduction of lanes might allow for one additional street spot.

The public hearing was opened at 6:44 pm.

Public comments:

Mark Toombs, President of First State Bank of Rosemount stated that the daycare has not put up fencing yet at the playground but he was told they would in September. He also stated they would like on street parking but not sure there is any room for it along 145<sup>th</sup> Street as there is a fire hydrant to take into account.

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Chair Kenninger inquired about the stacking of cars. Mr. Toombs stated that Monday thru Thursday they have about 150-200 transactions done through the drive through lanes, Friday is about 350 transactions. He indicated they are changing the layout back to the original design. The financial industry is seeing less and less people coming in the bank due to technology so he isn't concerned about cars stacking.

Commissioner VanderWiel complimented the applicant on the landscape plan and appreciates the time put into it. Toombs stated they don't want something they have to put a lot of maintenance into it but want it to look nice.

Commissioner Forester inquired if any changes would be made on the street side. Toombs confirmed that no work will be done on the street side; they will also be updating the interior of the building.

Commissioner Mele inquired if there is any advantage related to changing the traffic follow. Toombs stated the change will increase employee efficiency by moving the location, so the interior space is more efficient. Currently the bank staff needs to staff the window and the counter.

**MOTION** by Clements to close the public hearing.

**Second** by VanderWiel.

Ayes: 5. Nays: 0. Motion Passes.

The public hearing was closed at 6:52 pm.

## **Additional Comments:**

Chair Kenninger feels this will be a great refresh to downtown.

**Motion by Forester** to recommend approval of site plan and conditional use permit for a financial institution with drive through for the First State Bank of Rosemount.

**Second** by Clements.

Ayes: 5. Nays: 0. Motion Passes.

## **6.c. Request by City of Rosemount for a Zoning Ordinance Text Amendment to opt out of Temporary Family Health Care Dwelling amending Section 11-2-14: Temporary Dwellings. (16-32-TA)**

Planner Nemcek gave a brief summary of the staff report.

Chair Kenninger inquired if we can opt in in the future and if we need to renew the opt out status in the future. Nemcek stated nothing needs to be done unless we want to change the ordinance to opt in.

Commissioner Forester inquired if staff has discussed what ordinance could look like. Nemcek stated that staff is waiting to see if there is demand for this type of temporary housing before the City takes action.

Commissioner VanderWiel inquired about the abbreviated permit process, if the city opts out now does it have ability to have an abbreviated review if needed. Lindquist stated there hasn't been any request for something like this, but if needed the city could have an abbreviated review, if needed. The City wants to proceed with caution instead of just allowing it. There are issues associated with the ordinance that would be different than the current situation for the City. For example, the city has a responsibility to verify the medical need if these are allowed, which is something the City may not be equipped to do.

Commissioner Mele felt comfortable with waiting to see what other cities are doing first and what issues arise.

Public Comment opened at 7:03

Public comments: None

**MOTION** by Clements to close the public hearing.

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**Second** by Forester.

Ayes: 5. Nays: 0. Motion Passes.

The public hearing was closed at 7:03 pm.

## **Additional Comments:**

**Motion** by Clements to recommend Council to approve an ordinance to opt-out of the requirements of Minnesota Statute §462.3593.

**Second** by Mele.

Ayes: 5. Nays: 0.

**Old Business:** None.

## **New Business:**

**7.a. Request by Prestwick LLC for a revised Final Plat for Prestwick Place 13th Addition to build an additional 28 single family homes in the first development phase of the preliminary plat area. (16-22-FP).**

Senior Planner Klatt gave a brief summary of the staff report.

Commissioner Clements inquired about the double loaded sidewalks shown on many streets. Klatt stated that only Ashford Path would have double loaded sidewalks and the rest will be single.

Commissioner Forester questioned if the temporary turnaround would need to accommodate a fire truck. Klatt stated it would.

**Motion** by Forester to recommend that the City Council Approve the Final Plat for Prestwick Place 13th Addition, subject to the following conditions:

1. Execution of a Subdivision Agreement.
2. 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.
3. Conservation easements shall be recorded over all wetlands, wetland buffers, stormwater ponds and stormwater buffer strips. Fences are not allowed in the conservation easements.
4. Provision of \$12,100 for landscaping security (44 trees x \$250/tree x 110%).
5. Payment of \$139,400 for Fee-in-Lieu of Park Dedication.
6. Compliance with the conditions and standards within the City Engineer's Memorandum dated August 18, 2016.
7. Construction of a temporary turn-around at the end of Ashford Path until such time that this road is extended into a future development phase.

**Second** by Clements.

Ayes: 5. Nays: 0.

**Reports:** None.

**Adjournment:** There being no further business to come before this Commission, Chair Kenninger adjourned the meeting at 7:17 p.m.

Respectfully submitted,

Amy Roudebush, Recording Secretary