

**ROSEMOUNT CITY COUNCIL  
REGULAR MEETING PROCEEDINGS  
MARCH 19, 2019**

**CALL TO ORDER**

Pursuant to due call and notice thereof a regular meeting of the Rosemount City Council was held on Tuesday, March 19, 2019, at 7:00 p.m. in the Council Chambers at City Hall, 2875 145<sup>th</sup> Street West, Rosemount.

Mayor Droste called the meeting to order with Council Members Weisensel, Freske, Essler and Block attending.

Staff present included the following;

- o City Administrator Martin
- o Senior Planner Klatt
- o Director of Public Works Erickson
- o Community Development Director Lindquist

The Pledge of Allegiance was said.

**ADDITIONS OR CORRECTIONS TO AGENDA**

Assistant City Administrator Foster stated there were no changes.

**Motion** by Block **Second** by Weisensel

**Motion** to Adopt the Agenda as presented.

**Ayes: 5**

**Nays: 0. Motion carried.**

**PUBLIC COMMENT**

Mike McMenemy, farmer of property off of Bonaire Path, stated his concern regarding the road for this development project in this area and feels his family is being forced to sell the property.

**RESPONSE TO PUBLIC COMMENT**

Mayor Droste addressed his concern and stated Mr. McMenemy's concern will be discussed under the 'New Business' item in tonight's agenda.

**CONSENT AGENDA**

**Motion** by Weisensel **Second** by Freske

**Motion** to Approve the Consent Agenda

- a. **Bills Listing**
- b. **Minutes of the March 5, 2019 Work Session Proceedings**
- c. **Minutes of the March 5, 2019, Regular Meeting Proceedings**
- d. **Expenditure Approval from the Donation Account – Parks & Recreation Dept. - Egg Hunt**
- e. **Professional Services Contract – Bella Vista and Dunmore Greenway Projects**
- f. **Ball Field Use Agreement - ISD #917**
- g. **Renewal of Danner, Inc. Small Scale Mineral Extraction Permit Renewal for 2019**

- h. Assessment Agreement between the City of Rosemount and Symnabdre Properties LLC
- i. Bonaire Path East, City Project 2018-03: Receive Plans & Specifications / Authorize Ad for Bid / Restrict Parking
- j. Municipal State Aid Mileage Revisions
- k. Resolution Approving Sale of Property Owned by the City of Rosemount

Ayes: Weisensel, Block, Droste, Essler, Freske

Nays: None. Motion carried.

## **NEW BUSINESS**

### **9.a. Request by U.S. Home Corporation for Approval of a Planned Unit Development Master Development Plan with Rezoning, a Preliminary Plat, and a Final Plat for Prestwick Place 17th Addition**

Community Development Director Lindquist provided an overview regarding the request staff received from U.S. Home Corporation (Lennar) for approval of a Planned Unit Development Master Development Plan with Rezoning as well as Preliminary and Final Plats to construct a townhouse development. The area is located to the east of Akron Avenue and northeast to the Dakota Country CDA location.

Ms. Lindquist mentioned this site was not included in the Prestwick Place PUD that was approved in 2007, but the development standards being requested by the applicant are consistent with those approved for other medium density development projects within the larger Prestwick Place PUD.

Ms. Lindquist stated Planning Commission approved this request and there were no concerns voiced at the public hearing. However, before council this evening, the plans have been revised to address several of the design issues raised during the Commission review and have been reflected in the conditions of approval.

**Motion** by Weisensel **Second** by Freske

**Motion** to adopt a Resolution approving the Preliminary Plat for Prestwick Place 17th Addition with conditions.

Ayes: Block, Droste, Essler, Freske, Weisensel

Nays: None. Motion carried.

**Motion** by Freske **Second** by Block

**Motion** to adopt an Ordinance amending Ordinance B City of Rosemount Zoning Ordinance for Prestwick Place 17th Addition from Agriculture to R3 PUD-Medium Density Residential Planned Unit Development.

Ayes: Droste, Essler, Freske, Weisensel, Block

Nays: None. Motion carried.

**Motion** by Freske **Second** by Weisensel

**Motion** to adopt a Resolution Approving the Planned Unit Development Master Development Plan with Rezoning for Prestwick Place 17th Addition.

**Motion** to Adopt a Resolution approving the Final Plat for Prestwick Place 17th Addition.

**Motion** to approve the Planned Unit Development Master Development Plan Agreement for Prestwick Place 17th Addition and authorize the Mayor and City Clerk to enter into the Agreement.

**Motion** to approve the Subdivision Development Agreement for Prestwick Place 17th Addition and authorizing the Mayor and City Clerk to enter into this agreement.

**Ayes:** Essler, Freske, Weisensel, Block, Droste

**Nays:** None. **Motion carried.**

**9.b. Request by D.R. Horton for a Preliminary Plat and Planned Unit Development Master Development Plan with Rezoning for Caramore Crossing**

Senior Planner Klatt discussed application submitted to staff from D.R. Horton, Inc. for a Preliminary Plat and Planned Unit Development (PUD) Master Plan with Rezoning for Caramore Crossing to allow the subdivision of 177 lots on the eastern half of an existing 160.96 acre parcel located at 1283 Bonaire Path West.

As voiced in the ‘Public Comment’ section of the meeting earlier this evening, the property is currently owned by the McMenemy family trust. Mr. Klatt discussed that the proposed subdivision and PUD would allow for development of the eastern half while the western half of the property would be left undeveloped at this time (ghost sketch provided to illustrate potential future development).

One item to consider at this time is the property abuts the Bella Vista subdivision to the west, the applicant is expected to dedicate a portion of the planned Autumn Path right-of-way as part of the current request. The property is also currently zoned AG Agricultural and in order to approve the plat with smaller lots, the applicant has requested zoning of R1 PUD - Low Density Residential Planned Unit Development.

The proposed residential lots will include traditional single family parcels and association-maintained lots (detached townhomes). Mr. Klatt showcased what some of the properties may look like in comparison to already built homes in Rosemount. Staff would work with the developer to ensure parks are placed in order to be useful for residents. There was concerns brought to staff regarding the landscape and amount of trees along Akron Avenue, which the applicant prepared an overall tree preservation plan which identifies these concerns.

Other items mentioned at the planning commission public hearing include the traffic concerns i.e. potential stop lights at Highway 3/Bonaire Path/132<sup>nd</sup> Street and Akron Avenue/County Road 42. Public Works Director Erickson stated he has been in contact with MN Dot and the county regarding these areas and at this time both locations do not meet warrants for a traffic signal. Mr. Erickson elaborated further on how the warrants are determined and the best way for this to be

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determined is by traffic counts based on a one hour period and an 8 hour period. Staff will continue to reiterate the traffic concerns at these areas and continue to push for re-evaluation. Council is requesting a copy of these reports as council continues to receive concern about the traffic at these areas and being able to refer to the report may provide insight to those concerned.

Mr. Klatt noted that in 2007 all properties within the study area (CSAH 42/Akron) are expected to contribute towards the overall cost of the AUAR at the time they are developed. The McMenemy parcel provided contribution towards this study already and is not being requested for additional contributions however staff is recommending that the previous payment be applied to the proposed development, and that future payments would resume once additional development of the McMenemy parcels within the AUAR area exceeds 40 acres.

Mayor Droste questioned the number of infrastructure being planned for with a small number of units being proposed. Parks and Recreation Director Schultz responded in stating there are several key factors considered when determine parks should be placed, i.e. amount of time to walk to a park from a resident's home, amount of green space, etc.

**Motion** by Freske **Second** by Essler

**Motion** to adopt an Ordinance amending Ordinance B City of Rosemount Zoning Ordinance for Caramore Crossing from AG – Agricultural to R1 PUD – Low Density Residential Planned Unit Development.

**Ayes: Freske, Weisensel, Block, Droste, Essler**  
**Nays: None. Motion carried.**

**Motion** by Weisensel **Second** by Essler

**Motion** to adopt a Resolution approving the Preliminary Plat for Caramore Crossing with conditions.

**Motion** to adopt a Resolution approving the Planned Unit Development (PUD) Master Development Plan with Rezoning for Caramore Crossing.

**Motion** to approve the Planned Unit Development Master Development Plan Agreement for Caramore Crossing and authorize the Mayor and City Clerk to enter into the Agreement.

**Ayes: Weisensel, Block, Droste, Essler, Freske**  
**Nays: None. Motion carried.**

**9.c. Receive Feasibility Report, Call for Improvement Hearing and Order Plans and Specifications for the 2019 Street Improvement Project, City Project 2019-01**

Director of Public Works Erickson showcased a map which highlighted most of the 2019 Street Improvement Project which includes asphalt mill and overlay on the majority of the streets, with full depth reclamation on Dodd Boulevard and the southern section of Chippendale Avenue.

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The estimated cost from the Feasibility Report is approximately 41% higher than the CIP estimate. Some of the cost increase is due to the change in scope of work on Dodd Boulevard and the southern portion of Chippendale Avenue. This additional cost will be funded by a combination of MSA, assessments, and general & utility funds. The Public Improvement Hearing will be held on April 16, 2019, which will include a full presentation of the proposed improvements. The anticipated construction will begin mid to late summer.

Council stated council has received several complaints regarding Connemara Trail specifically at the bridge. Mr. Erickson stated the status of the bridge and the plan to resolve the issue with this project.

Staff will continue to move forward with the next scheduled step being the public hearing on the 16<sup>th</sup> of April.

**Motion** by Weisensel **Second** by Freske

**Motion** to Adopt a Resolution Receiving the Feasibility Report, Calling for the Improvement Public Hearing, and Order Plans and Specifications for 2019 Street Improvement Project, City Project 2019-01.

**Ayes: Block, Droste, Essler, Freske, Weisensel**

**Nays: None. Motion carried.**

**ANNOUNCEMENTS**

Mayor Droste reviewed the calendar of events for March and April. The next City Council work session and regular meeting will be held on Tuesday, April 2<sup>nd</sup>, starting at 5:00 p.m.

Mayor Droste thanked residents for clearing ice from storm drains and clearing out area around the fire hydrants throughout the city. Mayor Droste also informed all that Public Works will be continually repairing potholes throughout the city, but if there are concerns not being addressed to connect with the Public Works Department at City Hall.

**ADJOURNMENT**

There being no further business to come before the City Council and upon a motion by Droste, second by Essler, the meeting was adjourned at 8:07 p.m.

Respectfully Submitted,



Erin Fasbender, City Clerk