

PLANNING COMMISSION REGULAR MEETING MINUTES

April 27, 2021

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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 April 27, 2021. Chair Kenninger called the meeting to order at 6:30 p.m. with Commissioners Reed, Schmisek, Rivera, Marlow, Hebert and Thiagarajan. Also, in attendance were Community Development Director Kienberger, Senior Planner Klatt, Planner Nemcek, Public Works Director/City Engineer Erickson and Recording Specialist Bodsberg.

The Pledge of Allegiance was said.

Oath of Office / Election of Chair and Vice-Chair: Mayor Droste gave the oaths of office to Commissioners Michael Reed, Kevin Hebert and Mythili Thiagarajan.

Election of Chair and Vice Chair: Commissioner Kenninger asked for nominations of Chair.

Commissioner Schmisek nominated Commissioner Kenninger for the position of Chairperson.

There were no further nominations.

MOTION by Reed to elect Commissioner Kenninger by unanimous consent to the position of Chairperson.

Second by Schmisek.

Ayes: 7. Nays: 0. Motion approved. Commissioner Kenninger is appointed as Chairperson.

Commissioner Kenninger asked for nominations of Vice Chair.

Commissioner Marlow nominated Commissioner Reed for the position of Vice Chairperson.

There were no further nominations.

MOTION by Marlow to elect Commissioner Reed by unanimous consent to the position of Vice Chairperson.

Second by Rivera.

Ayes: 7. Nays: 0. Motion approved. Commissioner Reed is appointed as Vice Chairperson.

Additions to Agenda: None.

Audience Input:

Kaleena Morgan, 12260 Danbury Way, stated that she is a property owner in the northern section of Rosemount. Her property is 80 acres and they would like to open a wedding event venue. She would like to know if a conversation can be had to see if her property would qualify. Planner Nemcek explained that he has had a conversation with Ms. Morgan and stated that the land use designation as RR-Rural Residential of the proposed property as well as its location west of Akron and north of County Road 42 means the subject property does not meet the conditions required have an event venue. The Commission indicated that it is supportive of new businesses in Rosemount but concerns over impacts to neighboring properties in a residential district were discussed.

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Consent Agenda:

5.a. Approval of the March 30, 2021, Regular Meeting Minutes .

MOTION by Schmisek.

Second by Reed.

Ayes: 5. Nays: 0. Substained Hebert and Thiagarajan

Public Hearing:

6.a. Request by Susan Stein for a Minor Subdivision and Rezoning. (21-12-SMP & 21-13-RZ)

Planner Nemcek gave a presentation and summary of the staff report for the Planning Commission.

Commissioner Hebert questioned if the structure shown on the lot is in the actual location of the structure. Nemcek stated that will be reviewed during the building permit process.

Commissioner Reed questioned if outlot A is to add density. Nemcek stated that the outlot A will be sold by the applicant. Reed inquired if there are any flooding concerns. Nemcek stated that he is not aware of any flooding concerns. City Engineer Brian Erickson stated that he is unaware of any flooding on this parcel.

The public hearing opened at 7:20 pm.

Public Comments:

Susan Stein, 3820 120th Street West, stated that there have been no flooding issues because of the slope of the land.

MOTION by Reed to close the public hearing.

Second by Schmisek.

Ayes: 7. Nays: 0. Motion Passes.

The public hearing closed at 7:23 pm.

Additional Comments: None.

MOTION by Marlow to recommend the City Council adopt an ordinance rezoning the subject property from AG-Agricultural to RR-Rural Residential.

Second by Rivera.

Ayes: 7. Nays: 0. Motion Passes.

MOTION by Marlow to recommend the City Council approve a Minor Subdivision for Dancing Waters with the following conditions:

1. Conservation easements in a form acceptable to the City shall be recorded with the final plat and cover the wetland and wetland buffers as identified on the plat and associated drawings.
2. The removal of trees shall be minimized around each new building site.
3. A fee in lieu of park land dedication of \$3,400 for Lot 2 shall be paid prior to the issuance of a building permit for each lot.

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4. The applicant shall pay the required storm water trunk area assessment of \$3,772 per acre prior to recording the final plat. This assessment shall be based on developable area (with further exclusions for wetlands and ponding areas per the City's fee schedule).
5. Incorporation of recommendations from the City Engineer in a review memorandum dated April 20, 2021 relative to drainage, grading, easements, utilities, storm water management, and other subjects covered in the review.
6. Outlot A is not a buildable lot, and it shall be combined with the adjacent parcel located at 12282 Coffee Trail.

Second by Rivera.

Ayes: 7. Nays: 0. Motion Passes.

6.b. City of Rosemount Comprehensive Plan Amendments for the East side of Robert Trail South between Canada Ave and Canada Circle. **(21-15-CPA)**

Senior Planner Klatt gave a presentation and summary of the staff report for the Planning Commission.

Commissioner Reed stated that the point of this amendment is to align this area with the business park in order to get more businesses in that area. What if that doesn't happen and someone would like community commercial. Klatt stated that like any request there is always the opportunity to go back and change the land use back to what it was previously.

The public hearing opened at 7:44 pm.

Public Comments: None.

MOTION by Kenninger to close the public hearing.

Second by Reed.

Ayes: 7. Nays: 0. Motion Passes.

The public hearing closed at 7:45 pm.

Additional Comments: None.

MOTION by Rivera to recommend approval of amendments to the 2040 Rosemount Comprehensive Plan to change the future land use guidance for three parcels along South Robert Trail to match the present land uses and to facilitate development of a larger parcel within the Rosemount Business Park.

Second by Schmisek.

Ayes: 7. Nays: 0. Motion Passes.

Discussion:

Chair Kenninger welcomed our new Community Development Director Adam Kieberger. Kenninger asked if the Planning Commission training had been scheduled. Klatt stated that he spoke with the City attorney and she is available for the May 25, 2021 at 5:15pm.

Reports: None.

Adjournment: There being no further business to come before this Commission, Chair Kenninger adjourned the meeting at 7:53 pm.

Specialist

Respectfully submitted,
Stacy Bodsberg, Recording