

PLANNING COMMISSION REGULAR MEETING MINUTES

May 25, 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 May 25, 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.

Additions to Agenda: None.

Audience Input: None.

Consent Agenda:

4.a. Approval of the April 27, 2021, Regular Meeting Minutes.

4.b. Request by Cooper Creek Development for Final Plat Approval to construct Dunmore 3rd Addition. (21-17-FP)

MOTION by Reed.

Second by Schmisek.

Ayes: 7. Nays: 0.

Public Hearing:

5.a. Minor Subdivision to Split 20 Acres from an 80 Acre Parcel. (21-18-MS)

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

Commissioner Rivera questioned what size the neighboring parcel. Nemcek stated that is also 20 acres.

The public hearing opened at 6:42 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 6:43 pm.

Additional Comments: None.

MOTION by Schmisek to recommend the City Council approve the minor subdivision to split the southern twenty acres from the greater 80 acre parcel.

Second by Thiagarajan.

Ayes: 7. Nays: 0. Motion Passes.

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5.b. Request by Irish Property LLC for Minor Subdivision, PUD Major Amendment and Site Plan Approval to Allow Construction of a 4,965 Square Foot Dental Office Building at 15055 Chippendale Ave. **(21-19-PUD & 21-20-SMP)**

Economic Development Coordinator Van Oss gave a presentation and summary of the staff report for the Planning Commission.

Chair Kenninger questioned if there will be a monument sign for this development. Van Oss stated that there will be a monument sign off 151st Street. Kenninger stated that the trees look to be more to the west of the building. Van Oss stated that is correct.

Commissioner Reed inquired about any traffic concerns between Chippendale and 151st Street. Van Oss stated that having the additional access to the property. Nemcek stated that the Engineering department does review the applications.

The public hearing opened at 6:59 pm.

Public Comments:

Tom Meyer, Landform Professional Services, 105 S. 5th Ave, Minneapolis, stated that he would like to thank staff for their time on this project. Mr. Meyer stated that there will be a monument sign off 151st Street but nothing has been finalized. The landscaping was balanced around the property.

MOTION by Kenninger to close the public hearing.

Second by Marlow.

Ayes: 7. Nays: 0. Motion Passes.

The public hearing closed at 7:02 pm.

Additional Comments: None.

MOTION by Reed to recommend the City Council approve the minor subdivision of the existing Lot 2 Block 1, McNamara Second Addition, subject to the following condition:

1. All easements as required by the City of Rosemount shall be included on the final plat.

Second by Rivera.

Ayes: 7. Nays: 0. Motion Passes.

MOTION by Reed to recommend the City Council approve the PUD Major Amendment, Site Plan and Building Design review for Irish Property, LLC to allow the construction of a 4,965 square foot dental office building at 15055 Chippendale Ave, subject to the following conditions:

1. A landscape surety for 110% of the site landscaping is required.
2. Conformance with all conditions of the City Engineer as outlined in the memo dated May 20, 2021 prior to issuance of a building permit, including compliance with the stormwater standards and removal of the spillways.
3. Review and approval of the trash enclosure by City staff, including use of complementary materials to the principal structure.
4. Execution of a maintenance agreement between the two parcels within the minor subdivision concerning the shared storm water management infrastructure (including pipes and storm water retention areas).

Second by Marlow.

Ayes: 7. Nays: 0. Motion Passes.

Discussion:

Senior Planner Klatt stated that staff has been approached by a potential applicant to construct a farm-based winery that would also serve beer distributed from an existing brewery in Maple Grove, Minnesota. The property under consideration is zoned Business Park, and a farm winery is not currently allowed in this district. He noted that staff will be drafting and ordinance that would allow farm wineries and associated agricultural activities for consideration by the Planning Commission at a future meeting.

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Commissioner Reed inquired about the status of the landscaping being planted at the St. Joseph's Church Solar installation. A discussion ensued with staff and commissioners.

Reports: None.

Adjournment: There being no further business to come before this Commission, Chair Kenninger adjourned the meeting at 7:34 pm.

Respectfully submitted,
Stacy Bodsberg, Recording Specialist