

## MINUTES OF PLANNING COMMISSION MEETING

April 14, 2014

Pursuant to due call and notice thereof, a regular Planning Commission meeting was held at City Hall on the 14th day of April, 2014 at 6:30 PM

**THE FOLLOWING MEMBERS WERE PRESENT:** Dean, Borgstrom, Egger, Ferris, Sannes and Torkelson

**THE FOLLOWING WERE ABSENT:** Rischette

**THE FOLLOWING WERE ALSO PRESENT:** Community Development Director Mike Martin and Admin Assistant Weigel, Tom Ryan from Oppidan, Judy Ruport and Jerry Struthers

**CALL TO ORDER:** Chairman Dean called the meeting to order at 6:30 PM.

**MINUTES OF PREVIOUS PLANNING COMMISSION MEETINGS:** Egger made a motion to approve the minutes from March 17, 2014, Sannes seconded. All Ayes.

**PUBLIC HEARING OPENED FOR OPPIDAN PRELIMINARY PLAT:** Community Development Director Michael Martin informed the Commissioners that on the Resolution Approving the Preliminary Plat of the Shopko Addition item c.1, this particular map is not dated and this deficiency should be noted. This is a relatively simple preliminary plat that divides the property, roughly five (5) acres into two lots, one block. There are no roadway dedications or other public easements involved in the preliminary plat. It is surrounded on three sides by public right of way and the fourth by a stream so it is surrounded by government property on four sides. The existing flood areas are identified at the various levels of flooding.

**Judy Ruport** (403 3<sup>rd</sup> Ave SW) asked if it had been decided what is going into the property at 307 Mantorville Ave South? **Tom Ryan** from Oppidan said that nothing has been decided yet. **Community Development Director Martin** stated that anything that is permitted in a C-2 zone can go in there. **Ruport** asked when it will be known what is going in there. Tom Ryan commented that currently Oppidan is focusing on the Shopko property and not on the smaller portion, there have been no commitments made at this time, but if someone comes and says they want to be in Kasson, there is a spot for them but there is nothing like that that has happened up to this point.

**Commissioner Borgstrom** asked where the coffee shop is currently sitting in relationship to the map in front of them. **Community Development Director Martin** stated that it's in the parking lot area but very close to the building.

PUBLIC HEARING CLOSED

COMMISSIONER DISCUSSION

**Chairperson Dean** asked for Commissioner input and thoughts.

**Commissioner Borgstrom:** No questions

**Commissioner Sannes:** No questions

**Commissioner Torkelson:** No questions

**Commissioner Egger:** No questions

**Commissioner Ferris:** No questions

**Community Development Director Martin** stated that there are a few deficient items that need to be noted based upon the city ordinance. The first is that the application was submitted in a time that did not allow for the required review by state agencies. Because this borders a waterway the DNR needs to have the opportunity to comment and because it borders a state highway MnDOT does require the same review. Before a final plat can be acted on these agencies need to have the proper time to respond. This has been noted in the resolution. This does not affect the preliminary plat. Also in c.1 on the resolution it is noted that the map is not dated and that will have to be corrected before the final plat can be done. On item 6 on the resolution the zoning classification is present but outdated. This map was prepared prior to the City Council's action on the rezoning, so it's still listed as R-2. That will have to be corrected before the final plat can be done as well. Other than those items, according to our ordinance the preliminary plat is complete. **Commissioner Borgstrom** asked at which point the fire hydrants need to be noted on the plat. **Martin** stated that it is on the preliminary plat and they are on the current map, it is hard to see in this size, but they are there. There are three conditions to be met before the final plat can be issued and those are that the property must become under the ownership of a single entity; all access permits to Highway 57 have been issued and all relevant Local, State and Federal agencies have had 30 days to comment on the plat. That clock for the 30 days started just over a week prior to this meeting.

**Motion:** Torkelson made a motion to approve the resolutions with conditions, second by Sannes. Ayes – Dean, Torkelson, Egger Ferris, Sannes and Borgstrom, Nays – none.

**Commissioner Borgstrom** asked if anyone had met with the owners of the coffee shop. **Tom Ryan** stated that leaving it where it is, is not an option but there is space in the out lot on Mantorville Ave if they so wished to move there. That option was not acceptable to the owners. City staff has met with the owners of the coffee shop and gave them four alternate options, not one that was stated in the media. At this point it does not look like there is an acceptable alternative to them. They do not want to pay to have the property moved. **Borgstrom** asked why the building simply cannot stay where it is, it is such a small building. **Ryan** stated that the way the building is set up it would be to close to the building and would interfere with the front entrance. **Borgstrom** asked why the front entrance couldn't be moved. **Ryan** replied that Shopko does not want it moved, that is the layout of their store and it would then cause problems with the pharmacy and drive thru. The building can't go any further north and it simply wouldn't work. **Torkelson** asked if Lot 2 is where it is proposed the coffee shop to go? **Ryan** stated that what was shown on the map is what Lot 2 is proposed to look like but it is not going to be constructed at this time. **Borgstrom** asked what the four options that were presented to the tenants were. **Martin** replied that the first one, which was quoted in the paper was retirement, move the building to the new Lions Park, move building to another location in downtown or Mantorville Avenue and the last option was to move the business rather than move the building. There are a couple of buildings for lease downtown and one for sale on Mantorville Avenue. **Borgstrom** asked if Shopko was open to putting the coffee shop in Lot 2 or are they saving that for something else? **Martin** stated that the way the deal is currently structured is that that lot will be owned by the city. The issue at hand is that as soon as a jack is put under that building it is \$15,000 just to lift it and another \$15,000 to put it down with the pad, plumbing, water, electric and the tenants have not indicated any willingness to participate in that cost. **Borgstrom** then asked if the City has bought the property at 307 Mantorville Ave South. **Martin** stated that part of the deal is that the City will be buying all of the properties. **Borgstrom** summarized that the City will be buying all of the properties and then selling the entire property to Oppidan except for Lot 2. **Martin** agreed with that statement.

**Martin** stated that this will then go before the Council on April 23<sup>rd</sup>.

**DISCUSSION OF BLAINE GENERAL DEVELOPMENT PLAN: Community Development Director Martin**

stated that this is the start of a long road. There are several actions that are going to need to be taken but wanted to get this started. This is the area that the City has been working with for awhile in Blaine's 10<sup>th</sup>, 11<sup>th</sup> and 12<sup>th</sup> on the east edge of Kasson. The one thing that isn't there is Masten Creek Parkway. That was the road that was going to come from Hwy 34 which is on the south edge of this property across the railroad tracks and across the creek and then go into four lanes up to 16<sup>th</sup> Street. That road got extremely expensive with the creek crossing and the railroad crossing. This has been being reviewed by City Staff and by Carter Blaine for a long time and from an engineering standpoint and this is what has been determined. There will still be one creek crossing around 13<sup>th</sup> Avenue NE and that allows us to serve every lot with an access which is what the difficulty has been. Ultimately the growth pattern will be to continue east until 250<sup>th</sup> Ave. This is a more efficient and effective use.

**Borgstrom** asked what the street lengths will be and **Martin** stated that they are just under the requirements before a cross street is needed; 600 feet is the restriction without a cross street; 10<sup>th</sup> Avenue NE and 11<sup>th</sup> Avenue NE are the longest ones and they are already installed. The streets can be continued but the parkway will not be there as originally envisioned. **Borgstrom** asked who owned the land at the north end of 8<sup>th</sup> Street NE and was told that Wally Meinert or someone in the family owns that whole area. **Torkelson** stated that one crossing is absolutely necessary. **Martin** informed the Commission that this is at least 8-10 years out but Carter had an agreement that the city would pay for all three crossings. When Masten Creek Parkway went away that agreement went away as well, but we can handle one crossing and it will be fairly major but MSAS money is available and that is what it's for, to build things like this plus the storm water money is also available to use for flood mitigation and for bridge construction. The mechanism that will be used to give this agreement some teeth is a petition and waiver agreement. This is a binding contract; Carter will ask the city to install 13<sup>th</sup> Avenue NE and will agree to accept 100% of the special assessments for it with exception of the city agreeing to install the crossing. Once this is done, we can all go away and know that this is all taken care of no matter who is sitting in these chairs when it finally comes up. The road to 250<sup>th</sup> Avenue will be built the same way we have always built roads, the developer pays for it. The road won't be put in until the developer is ready to put the road and houses in. We just want to be ready and know what we are going to do because about the time that we say this is 8-10 years out someone shows up tomorrow morning and says they want to build there. **Chairperson Dean** stated that no action needs to be taken on this tonight and **Martin** agreed that this was for discussion only.

**Commissioner Borgstrom** excused himself from the meeting at 7:00 p.m.

**RECOMMENDATION REGARDING KASSON MEADOWS 6<sup>th</sup> ANNEXATION:** **Martin** stated that this is talking about a very small piece of land, 3.15 acres on the south edge of the southwest corner of the Kasson Meadows General Development Plan. This abuts the school property, the soccer fields are on the west side of this all the way through. In the actual certificate of the survey labeled annexation exhibit it is just a column going up. The last piece of Kasson Meadows that is still township property is roughly 6 acres just to the north of the property we are discussing now. This annexation will cost the city \$59.66, which will in turn be paid by the developer.

**Motion:** Torkelson made a motion to recommend the joint resolution, second by Sannes. Ayes – Dean, Torkelson, Egger Ferris and Sannes. Nays – none.

**Chairperson Dean** stated that the position of the Vice Chair needs to be filled. He asked for volunteers or nominations. Commissioner Egger volunteered himself for the position. After a vote being taken all voting in favor, Commissioner Egger was appointed as the Vice Chair.

**ADJOURN:** Since the agenda had been met the meeting was adjourned at 7:07 pm.

**ATTEST:**

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Krista Weigel  
Administrative Assistant

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Michael Martin  
Community Development Director