

MINUTES OF PLANNING COMMISSION MEETING

May 12, 2014

Pursuant to due call and notice thereof, a regular Planning Commission meeting was held at City Hall on the 12<sup>th</sup> day of May, 2014 at 6:30 PM

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

**THE FOLLOWING WERE ABSENT:** None

**THE FOLLOWING WERE ALSO PRESENT:** Community Development Director Mike Martin and Admin Assistant Weigel, Tom Ryan from Oppidan, Judy Ruport, Earl Kopp, Fred Helgerson and Scott Lampland.

**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 April 14, 2014, Torkelson seconded. All Ayes.

**PUBLIC HEARING OPENED FOR OPPIDAN PRELIMINARY PLAT AMENDED:** Community Development Director Martin informed the Commission that this in fact was a resolution request they had seen before, but for financial reasons regarding the tax increment financing there was a need to redo the preliminary plat for the Shopko Addition. 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

**Commissioner Richette:** No questions

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

**PUBLIC HEARING OPENED FOR OPPIDAN FINAL PLAT:** Community Development Director Martin summarized that the Department of Natural Resources, FEMA and the Minnesota Department of Transportation have had the appropriate time needed to comment on the plat. Martin stated that both the DNR and MNDOT will make any necessary comments during the permitting process. 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

**Commissioner Richette:** No questions

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

**DISCUSSION OF KASSON MEADOWS 6<sup>TH</sup> PRELIMINARY PLAT:** Community Development Director Martin stated that this is a new plat within an R1 district to include 14 new lots and one new street that will end on a cul-de-sac.

**Earl Kopp; 702 20<sup>th</sup> St NE:** Mr. Kopp stated that he moved here last year and has 80 linear feet of curb and street along his property; of those 80 linear feet, 70 linear feet is damaged from snow plows because the final lift has not been put on. Mr. Kopp feels that based on his experience at least two more lifts are needed to fix this street; he does not feel that this street will withstand the heavy traffic of a new development taking place. Mr. Kopp stated that he has been told to call the developer if he wants to see the street fixed. The second concern that Mr. Kopp had was the wind at that end of the cul-de-sac. He stated that he understands that smaller lots bring a bigger bang for your buck but something needs to be addressed at the end, possibly eliminate a lot for more room.

**Scott Lampland; Developer:** Mr. Lampland was available to address any questions or concerns from the Commission. Lampland agrees that a development agreement is reasonable and is committed to working with City staff towards something acceptable to all parties.

**Fred Helgerson; 602 20<sup>th</sup> St NE:** Mr. Helgerson feels that two more coats need to be put on; one now so the lip isn't so big as the transition from the street to their driveway is horrible. Helgerson asked what will happen in five years when the developments are done and the developer is gone and then the roads and curbs need repair? Martin stated that the policy is that the City pays with Municipal State Aid Money.

PUBLIC HEARING CLOSED

#### COMMISSIONER DISCUSSION

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

**Commissioner Borgstrom:** We can't hold up moving forward on the progress of Kasson Meadows 6<sup>th</sup> because of what has happened in Kasson Meadows 5<sup>th</sup>

**Commissioner Sannes:** No questions

**Commissioner Torkelson:** No questions

**Commissioner Egler:** We need to continue to work with the engineers.

**Commissioner Ferris:** We should document what has already been damaged.

**Commissioner Richette:** No questions

**Chairperson Dean:** There are street issues and plat issues and these are two separate things.

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

**RECOMMENDATION REGARDING KASSON MEADOWS 6<sup>TH</sup> PRELIMINARY PLAT:** 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.

**PUBLIC HEARING OPENED FOR EVENTS by SAKER ELECTRONIC READER CUP:** Community Development Director Martin stated that this was starting to become standard for more signs to have Electronic Reader Boards incorporated with them. This sign is no different from any that we have seen in recent months. It will be placed along the highway 14 side of the building owned by Tony Saker which houses his restaurant Events by Saker. 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

**Commissioner Richette:** No questions

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

**PUBLIC HEARING OPENED FOR RYAN LEE MINOR SUBDIVISION:** Community Development Director Martin informed the Commission that this would be combing two lots into one, Lot 10 and 11 of Block 1 of Prairie Willow Estates. 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

**Commissioner Richette:** No questions

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

**Martin** stated all five of these recommendations will go before the Council on May 14<sup>th</sup>.

**ADJOURN:** Since the agenda had been met the meeting was adjourned at 7:36 pm.

**ATTEST:**

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Krista Weigel  
Administrative Assistant

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Michael Martin  
Community Development Director