



PLANNING COMMISSION MINUTES

COUNCIL CHAMBERS

TUESDAY, JANUARY 2, 2024

6:00 PM

Meeting Items

1. Call to Order

Chair David Campbell called the Planning Commission regular meeting to order at 6:00. In attendance were Commissioners Chuck Ackman, Eric Delgado, Barton Jackson, Sam Temple and Chair Campbell. Also in attendance were Harry Davis, City Planner and Kari Casper, Administrative Assistant II.

2. Approval of the Minutes

Motion by Commissioner Jackson, seconded by Commissioner Delgado to approve the meeting minutes as presented. Motion passed unanimously.

3. Public Hearings

A. Rice County HRA - Twin Oaks Subdivision

Harry Davis presented two applications for Planning Commission's recommendation. The first application requested two variance; allowing 22 lots on a cul-de-sac when the maximum is 20 lots; and allowing a cul-de-sac length of 775 feet when 650 feet is the maximum. Harry Davis explained that in this case the requests are a result of practical difficulty due to existing development constraints to the north, south, and east. Harry Davis stated that there is a significant floodplain to the east, the new Rice County facility to the south, and no future build out is anticipated to the north.

Chair Campbell then brought the matter back to the board for discussion. Commissioner Temple asked why the applicant is requesting 22 lots? Harry Davis responded by deferring to the applicants who were in the audience.

The Chair then opened up the matter for public input at 6:12. There were several people in the audience. The first to approach was Gregory Becker at 18049 Ames Trail. Gregory Becker stated that his property would be adjacent to the subdivision, and he had a fixed fence along a shared property line. Gregory Becker wanted to know how the applicant would grade the property and if the grading would impact the fence location.

Joy Watson, Director of Housing for Rice County, then came forward to explain the questions regarding the number of lots. In building the Public Safety Center, the County had an additional 6.9 acres they could use for the subdivision, and they wanted to utilize the minimum lot size and maximize the space, allowing for the 22 lots. The intention of this project will be for single-family homes for moderate-income families. For a family of four, a house in the proposed subdivision would be about \$107,000, which compared to the average home price in Rice County at \$337,000, current home prices are well beyond the average earner. Rice County obtained a grant to assist with this project and will income-restrict the families for this opportunity.

Next to come forward was Greg Britton, the project engineer at Widseth, 3777 40th Avenue NW, Rochester, MN. Craig Britton stated that as far as the grading goes, they

would be grading up to the north property line. On the preliminary plat, all the lots on the north will drain into a drainage swale, within a 15' drainage easement, into a culvert draining to the east and then into the river. No stormwater will go to the adjacent properties. The project includes building up the site around the location of the roadway to maintain property drainage into the easement. The built-out subdivision will be a mixture of ramblers, look-outs, split-entry and look-out and walk-outs. Chair Campbell then asked Craig Britton about the fence Gregory Becker asked about, which is on the south side of his property line, and postulated that there would be no change in elevation or shifting for the fence. Craig Britton concurred.

Gregory Becker came forward again asking about previous flooding events and if future flooding will be exacerbated or influenced by this new development. Craig Britton came forward again and stated that the majority of the water would drain to the south and reduce the amount of run-off to the culvert and, eventually, river.

Pat O'Connor, 17875 Ames Trail, came forward and asked how close to the law enforcement center the lots are going to be. Pat O'Connor asked if there will be a buffer zone to abate any sound or lights. They also asked about basements in those ramblers because of the proximity to the flood plain. Pat O'Connor also asked about where the adjacent trail is going, as land to the north is all private property. Harry Davis then spoke stating that the City Engineer is working on the trail and set for construction in 2024. There was no additional information available at the time and the City engineer was not available to answer. The development team for the project did not have any additional information. Chair Campbell asked that we have the public come forward before answering more questions.

Gene Mullenberg, 18019 Ames Trail, came forward. He was wondering if he could get water and sewer as they own property on the backside of the development.

Craig Britton came forward again. The buffer between the Public Safety Center and the proposed subdivision includes a large drainage swale with no planned vegetation to the south. Homes in the neighborhood are set up to be full basements, but, the goal is to provide accessibility and limit some construction to one level. Full basements would be on the west side of the property. The sewer and water is available in that area but Craig Britton suggested contacting the city as he wasn't sure what the city's policy was on extending sewer or water without annexation.

Joy Watson stated on screening for the new Public Safety Center that the county has provided a landscaping plan with the new facility and execution of the plan will be on the county.

Chair Campbell closed the public hearing at 6:30 and brought it back to the board for further discussion. Commissioner Temple asked about adding a condition in regard to the buffering. Commissioner Ackman stated that it is not part of this discussion.

Commissioner Jackson stated concern for and opposition to the requested variances referencing a rise in 100-year flood situations. Fewer homes would contribute less to runoff and drainage directly into the river, along with smaller impacts to city facilities, and ultimately stated he felt more comfortable with just 20 lots.

Commissioner Ackman then spoke, stating that in regard to the trail, the City would not be taking any private property. With regard to extending water and sewer service outside city limits, the city would look at that on a case by case basis. On the matter of the 20 or 22, Chuck is okay with the 22 and felt that all the property questions were asked.

Commissioner Temple then spoke, stating that he felt okay with the 22 as well.

Chair Campbell then stated that not having anyone concerned in the public with these

requests, he too is comfortable recommending approval.

i Draft Resolution Approving Variances for Length of a Cul-de-sac and Number of Lots on a Cul-de-sac for Twin Oaks Subdivision

Motion by Commissioner Temple, seconded by Commissioner Ackman to recommend approval of the Draft Resolution Approving Variances for Length of a Cul-de-sac and Number of Lots on a Cul-de-sac for twin Oaks Subdivision as presented. The motion passed on a 4-1-0 vote with Commissioner Jackson dissenting.

ii Draft Resolutions Approving the Preliminary and Final Plat Applications for Twin Oaks Subdivision Near Ames Trail and 1st Avenue NW

Motion by Commissioner Ackman, seconded by commissioner Temple to recommend approval of Draft Resolutions Approving the Preliminary and Final Plat Application for Twin Oaks Subdivision Near Ames Trail and 1st Avenue NW as presented. The motion passed on a 4-1-0 vote with Commissioner Jackson dissenting.

B. City of Faribault - River Ridge Fourth Addition/Viaduct Park

Harry Davis began his presentation by covering all three parts to the request by the city of Faribault: repealing of the River Ridge Planned Unit Development ordinances; partial vacation of street right of way at 2nd Street NE and Heritage Place; and approving the preliminary and final plat to create two lots for parkland. Harry Davis stated that there were no perceived issues with these requests. Chair Campbell then asked the board if they had any questions. Commissioner Jackson asked about entrances to the lots and about a three-way stop at 2nd Street NE and Heritage Place. Harry Davis did not have answers, but provided insight on a future road layout, and deferred to the city's internal development team.

Commissioner Ackman remarked that there was no one left from the public and stated that they are okay with the three requests.

Chair Campbell then opened the matter up for public hearing at 6:50 p.m. and David Wanberg came forward on behalf of the City. David Wanberg stated that this plan is consistent with the Comprehensive Plan and Journey to 2040 and showed some renderings of what the park will be like. The future park will have a refrigerated skate trail, a multi-purpose space with a warming house, concession, a splash pad and open play areas and space for concerts. David Wanberg stated that Maple Grove has a similar type of refrigerated skate trail. Commissioner Delgado asked about the refrigerated skate loop and if it is open to the public or will require a fee to use. David Wanberg stated that they can rent skates and the building for rentals with no specific charges for skating. The Chair then closed the public hearing at 6:59.

i Draft Ordinance Repealing Planned Unit Development Ordinances Associated with River Ridge Addition Plats

Motion by Commissioner Ackman, seconded by Commissioner Jackson to recommend Approval of the Draft Ordinance Repealing Planned Unit Development Ordinances Associates with River Ridge Addition. The motion passed unanimously..

ii Draft Ordinance Vacating a Portion of the Right-of-way at the Intersection of 2nd Street NE and Heritage Place

Motion by Commissioner Jackson, seconded by Commissioner Delgado to recommend Approval of the Draft Ordinance Vacating a Portion of the Right-of-way at the Intersection of 2nd St Ne and Heritage Place as presented. The motion passed unanimously.

iii Draft Resolution Approving the Preliminary and Final Plats for River Ridge Fourth Addition

Motion by Commissioner Temple, seconded by Commissioner Delgado to recommend

Approval of the Draft Resolution Approving the Preliminary and Final Plats for River Ridge Fourth Addition as presented. The motion passed unanimously.

4. Board & Commissions Updates & Reports

Chair Campbell stated that the EDA met last week and award a grant to Matt Drevlow for his buildings in the downtown.

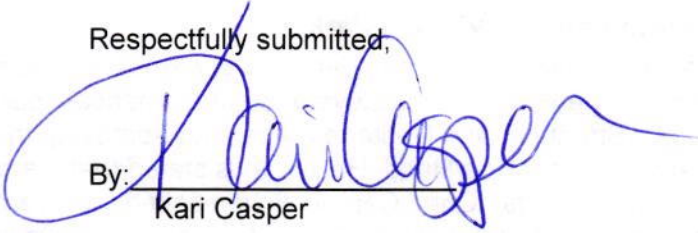
A. General Commissioner and Staff Updates

Harry Davis gave an update on a conditional use permit for adaptive reuse by Alee Services, which was approved. There was no new news on the Urban Flea Market concept. At the next Planning Commission meeting is a conditional use permit for multi-family in Central Business District zoning.

5. Adjournment

Motion by Commissioner Temple, seconded by Commissioner Jackson to Adjourn at 7:03 p.m. The motion passed unanimously.

Respectfully submitted,

By: 

Kari Casper