

PLANNING COMMISSION REGULAR MEETING MINUTES

JUNE 28, 2022

PAGE 1

I. Regular Meeting

Call to Order:

Pursuant to due call and notice thereof, the Regular Meeting of the Planning Commission was held on June 28, 2022. Chair Kenninger called the meeting to order at 6:30 p.m. with Commissioners Reed, Thiagarajan, Rivera, and Marlow. Commissioner Hebert was absent. Also, in attendance were Community Development Director Kienberger, Senior Planner Nemcek, Planner Hogan and Recording Specialist Bodsberg.

The Pledge of Allegiance was said.

Additions to Agenda: None.

Audience Input: None.

Consent Agenda:

4.a. Approval of the May 24, 2022, Regular Meeting Minutes.

4.b. Request by US Home, LLC for Approval of the Talamore 2nd Addition Final Plat. (22-42-FP)

MOTION by Reed.

Second by Thiagarajan.

Ayes: 5. Nays: 0.

Public Hearing:

5.a. Request by Maplewood Development for Approval of the Amber Fields 4th Addition Preliminary and Final Plats. (22-43-PP, 22-44-FP)

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

Chair Kenninger inquired if the corner lot set backs are accurate. Hogan confirmed that they are.

The public hearing opened at 6:36 pm.

Public Comments: None.

MOTION by Kenninger to close the public hearing.

Second by Marlow.

Ayes: 5. Nays: 0. Motion Passes.

The public hearing closed at 6:37 pm.

Additional Comments: None.

MOTION by Reed to recommend the City Council approve the Preliminary and Final Plats for Amber Fields 4th Addition, subject to the following conditions:

- a. Execution of a Subdivision Agreement.
- b. Conformance with all requirements of the City Engineer as detailed in the attached memorandum dated June 8, 2022 (and associated stormwater review memo dated June 3, 2022).
- c. The plat shall be updated to show a connection street between Amber Fields 4th Addition and Amber Fields 5th Addition.
- d. Outlots A and B shall be dedicated to the City of Rosemount.
- e. Payment of \$38,940 as a landscape surety.
- f. Payment of trunk area charges in the amount of:
 - i. Sanitary Sewer Trunk Charge: \$1,075/acre
 - ii. Watermain Trunk Charge: \$6,500/acre
 - iii. Storm Sewer Trunk Charge: \$6,865/acre

PLANNING COMMISSION REGULAR MEETING MINUTES

JUNE 28, 2022

PAGE 2

Second by Thiagarajan.
Ayes: 5. Nays: 0. Motion Passes.

5.b. Request by Maplewood Development for Approval of the Amber Fields 5th Addition Preliminary and Final Plats. (22-52-PP, 22-53-FP)

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

Chair Kenninger inquired about the lot set backs and the changes being made will only affect the 5th Addition and not the entire PUD. Hogan confirmed that it is. Kenninger inquired about the connection road going through the development and how that may have affected the smaller lot sizes. Hogan stated that an updated preliminary plat with the addition of the road was not included from the developer, but that road is a condition of approval. Kenninger stated that the lot sizes were already set before the addition of the connecting road. Hogan confirmed that is correct.

The public hearing opened at 6:44 pm.

Public Comments: None.

MOTION by Kenninger to close the public hearing.
Second by Marlow.
Ayes: 5. Nays: 0. Motion Passes.

The public hearing closed at 6:45 pm.

Additional Comments: None.

MOTION by Marlow to recommend the City Council approve the Preliminary and Final Plats for Amber Fields 5th Addition, subject to the following conditions:

- a. Execution of a Subdivision Agreement.
- b. Conformance with all requirements of the City Engineer as detailed in the attached memorandum dated June 14, 2022 (and associated stormwater review memo dated June 21, 2022).
- c. The plat shall be updated to show a connection street between Amber Fields 4th Addition and Amber Fields 5th Addition.
- d. Outlot A shall be dedicated to the City.
- e. Payment of \$46,200 as a landscape surety.
- f. Payment of trunk area charges in the amount of:
 - i. Sanitary Sewer Trunk Charges: \$1,075/acre
 - ii. Watermain Trunk Charge: \$6,500/acre
 - iii. Storm Sewer Trunk Charge: \$6,865/acre

Second by Rivera.
Ayes: 5. Nays: 0. Motion Passes.

5.c. Request by Continental 664 Fund, LLC for the Approval of the Springs at Rosemount Major Amendment to the Amber Fields Major Amendment to the Amber Fields Planned Unit Development Master Development Plan, Preliminary and Final Plats. (22-49-PP, 22-50-PUD, 22-51-FP)

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

Chair Kenninger questioned if a buffer will be included. Nemcek stated that some planting is included. Additional planting could be added in the space allowed. Kenninger questioned if additional planting could be added along the parking lot near 148th Street West. Nemcek stated that the site will be surrounded by a fence as well. We can work with the developer to add additional buffers where it's possible. In this proposed plan the developer has already included more planting than what is required.

PLANNING COMMISSION REGULAR MEETING MINUTES

JUNE 28, 2022

PAGE 3

Commissioner Reed inquired if the fire truck condition has been used in the past. Nemcek stated that they have. With the streets being private, they need to prove that fire trucks can fit down the street. Reed inquired if additional parking should be added. Nemcek stated that most of the parking will be internal.

The public hearing opened at 7:00 pm.

Public Comments:

Clayton Maricle, 14388 Alma Ave, stated that he's concerned about the apartment residences looking down from their patio and into his yard/property.

Sara Johnson, Continental Properties, W134N8675 Executive Parkway, Menomonie Falls, WI, stated that Continental Properties will build and manage the development. Ms. Johnson continued to further explain the property look and what will be included. Ms. Johnson stated that any landscaping concerns can be fixed where the space allows. Parking at the clubhouse and additional street parking is available for the residents to utilize. Operations staff would oversee monitoring of the community parking. Ms. Johnson addressed Mr. Maricle's concern and stated that the elevation with the garages is what will be fronting the property to the northern boundary.

Commissioner Rivera inquired if the three-story building could be moved to a different spot on the property. Ms. Johnson stated that the goal was to have a natural increase in the building height. A review can be done of the master plan to see if different options are available. Rivera inquired about the lighting through out the community. Ms. Johnson stated that the site will have pole lights. The poles will be shielded so that light isn't affecting neighboring properties.

MOTION by Kenninger to close the public hearing.

Second by Reed.

Ayes: 5. Nays: 0. Motion Passes.

The public hearing closed at 7:13 pm.

Additional Comments:

Chair Kenninger stated that this development will be a great addition to the community. Would like to see that the building heights can be looked at. Nemcek stated that with the Met Council guide lines the building height may not be able to change. There is quite a distance between the properties.

MOTION by Reed to Approve the Preliminary and Final Plats for Amber Fields 6th Addition, subject to the following conditions:

- a. Execution of a Subdivision Agreement.
- b. Conformance with all requirements of the City Engineer as detailed in the attached memorandum dated June 20, 2022 (and associated stormwater review memo dated June 21, 2022).
- c. Payment of trunk area charges in the amount of:
 - i. Sanitary Sewer Trunk Charge: \$1,075/acre
 - ii. Watermain Trunk Charge: \$6,500/acre
 - iii. Storm Sewer Trunk Charge: \$6,865/acre
- d. Payment of a landscaping surety equal to 110% of the landscaping.

Second by Marlow.

Ayes: 5. Nays: 0. Motion Passes.

MOTION by Reed to Recommend the City Council Approve a Major Amendment to the Amber Fields Planned Unit Development Agreement, subject to the following conditions:

- a. Section 11-4-9 F 4. R-4 Minimum Front Yard Setback: The minimum front yard setback for principal structures shall be seventeen (17) feet and five (5) feet for surface parking.
- b. Section 11-4-9 F 5b. R-4 Minimum Side Yard Setback: The minimum side yard setback for accessory structures shall be five (5) feet.

PLANNING COMMISSION REGULAR MEETING MINUTES

JUNE 28, 2022

PAGE 4

- c. The applicant shall work with staff to update the landscape plan to bring it further into conformance with the Zoning Ordinance, after which any shortfall from the required number of trees will be accounted for within the amendment.
- d. The wheel track for the City's fire truck shall be traced through the site to assure adequate accessibility for the fire apparatus.
- e. Site signage will be reviewed and approved through the sign permitting process.

Second by Marlow.

Ayes: 5. Nays: 0. Motion Passes.

Old Business:

6.a. Request by Carol and Gerald Groff for a Variance from the Side Yard Setback Requirement for Accessory Buildings in the RR-Rural Residential District. **(22-38-V)** Continued Item from May 24, 2022, Planning Commission Meeting.

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

Chair Kenninger inquired if the awning posts will be finished. Hogan stated that they will have to match the shed.

MOTION by Rivera for the Board of Appeals and Adjustments to Adopt a Resolution Approving a Variance from the RR-Rural Residential Side Yard Setback Standard for Accessory Structures from thirty (30) feet to six (6) feet at 2984 120th Street West, subject to the conditions within the Resolution.

Second by Thiagarajan.

Ayes: 5. Nays: 0. Motion Passes.

Discussion: None.

Reports: None.

Adjournment: There being no further business to come before this Commission, Chair Kenninger adjourned the meeting at 7:27 pm.

Specialist

Respectfully submitted,
Stacy Bodsberg, Recording