

Planning Commission
April 6, 2015

Pursuant to due call and notice thereof, a Planning Commission meeting was held on April 6, 2015 at 6:30 p.m. at Sartell City Hall.

MEMBERS PRESENT: Gary Orman, Glenn Persen, Anna Gruber, Dawn Moen, Amelia Barkley (Student Liaison)

MEMBERS ABSENT: Ryan Fitzthum

OTHERS PRESENT: Anita Rasmussen, Community Development Director/Assist City Administrator
Mike Nielson, City Engineer

Orman called the meeting to order at 6:30 p.m.

AGENDA REVIEW AND ADOPTION

A MOTION WAS MADE BY GRUBER TO APPROVE THE AGENDA. THE MOTION WAS SECONDED BY PERSEN. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: PERSEN, MOEN, ORMAN, GRUBER

NAY: NONE

MOTION CARRIED

APPROVAL OF MINUTES OF PREVIOUS MEETING

A MOTION WAS MADE BY PERSEN TO APPROVE THE MINUTES OF THE MARCH 2, 2015 MEETING MINUTES. THE MOTION WAS SECONDED BY GRUBER. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: PERSEN, MOEN, ORMAN, GRUBER

NAY: NONE

MOTION CARRIED

NEW BUSINESS

FINAL PLAT - GRANDVIEW

Rasmussen provided an overview of the final plat requested by Vista Land Company for a 10.73 acre lot (formally Madison Crossing). As proposed, there are two lots and an east/west roadway. The development would facilitate a planned multi-family project. The final plat is consistent with the preliminary plat. Staff recommends approval on the following conditions:

1. Payment in lieu of park dedication (or park dedication) for both lots will be paid (or dedicated) prior to the issuance of a certificate of occupancy for lot 1, block 1.
2. This development is subject to trunk storm, water and sewer fees as dictated in the Development Agreement.
3. Contingent on the successful vacation of drainage, roadway and utility easements.
4. Property owner would be responsible for the relocation of any public utilities and storm ponds.

5. Temporary cul-de-sac (or other approved turnaround) will need to be determined and provided on the property prior to the issuance of a building permit.
6. A 15' trail easement shall be provided along the southerly property line along 6th Street South.
7. The construction of the trail from Victory to the end of the property shall be constructed as part of the public improvements.
8. A sidewalk is also required on the northside of the proposed roadway.
9. Existing wetlands, setbacks should be shown on the final plat.
10. It is recommended that the developer should provide an additional 14' of Right-of-Way from 6th Street S to 5th Street S for a rt-turn lane, for future construction.
11. Provide a drainage and utility easement to accommodate the existing regional storm water pond being relocated to the south of the proposed 5th Avenue S on Lot 1, Block 2.
12. Lot 1, Block 1- A 20' wide drainage easement parallel and abutting the east right-of-way from 6th Street S to the proposed 5th Street S to accommodate the relocation of the existing 30" storm sewer.

Persen asked regarding the status or the number of multi-family units in Sartell. Rasmussen explained this is a project in the appropriate zone. That as a growing community, we will continue to see the number of multifamily units grow proportionately.

Moen inquired about the smoke free status on the property.

A MOTION WAS MADE BY MOEN TO APPROVE THE FINAL PLAT AND DEVELOPMENT AGREEMENT WITH CONDITIONS OUTLINED IN THE RESOLUTION. THE MOTION WAS SECONDED BY GRUBER. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: PERSEN, MOEN, ORMAN, GRUBER

NAY: NONE

MOTION CARRIED

OLD BUSINESS

MS4 ORDINANCE AMENDMENT

Rasmussen and Nielson provided an update on the mandated ordinance amendments to comply with the new MS4 permit requirements. WSB just completed reviewing the ordinance changes for compliance.

Oman asked if there was any flexibility in the language proposed. Nielson explained that staff is recommending the minimum requirements to meet the new permit provisions.

A MOTION WAS MADE BY PERSEN TO APPROVE THE ORDINANCE AMENDMENT TO TITLE 10, CHAPTER 17. THE MOTION WAS SECONDED BY MOEN. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: MOEN, ORMAN, GRUBER, PERSON

NAY: NONE

MOTION CARRIED

A MOTION WAS MADE BY PERSEN TO APPROVE THE ORDINANCE AMENDMENT TO TITLE 10, CHAPTER 20. THE MOTION WAS SECONDED BY MOEN. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: MOEN, ORMAN, GRUBER, PERSON

NAY: NONE

MOTION CARRIED

A MOTION WAS MADE BY PERSEN TO APPROVE THE ORDINANCE AMENDMENT TO TITLE 10, CHAPTER 21. THE MOTION WAS SECONDED BY MOEN. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: MOEN, ORMAN, GRUBER, PERSON

NAY: NONE

MOTION CARRIED

A MOTION WAS MADE BY GRUBER TO APPROVE THE ORDINANCE AMENDMENT TO TITLE 11, CHAPTER 6. THE MOTION WAS SECONDED BY MOEN. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: MOEN, ORMAN, GRUBER, PERSON

NAY: NONE

MOTION CARRIED

OTHER BUSINESS

Rasmussen provided updates on the following issues:

- Chataeu Waters
- Community Center Input
- Pinecone Road
- SRTS Project
- Mill Demo Update
- Town Square Planning

ADJOURN

A MOTION WAS MADE BY MOEN TO ADJOURN THE MEETING AT 7:30 P.M. THE MOTION WAS SECONDED BY GRUBER. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: PERSEN, MOEN, FITZTHUM, GRUBER

NAY: NONE

MOTION CARRIED

Minutes by:

Anita Rasmussen, Planning Director