

**Joint Planning Commission**  
**April 4, 2006**

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Pursuant to due call and notice thereof, a regular Joint Planning Commission meeting was held on April 4, 2006 at 6:30 p.m. at Sartell City Hall.

**MEMBERS PRESENT:** Sandy Cordie, Ron Naber, Jerry Hettwer, and Robin Froelich

**MEMBERS ABSENT:** Tom Beutel and Mark Bromenschenkel

**OTHERS PRESENT:** Anita Rasmussen, City Planner  
Carla Chapman, Planning Associate  
Rebecca Wicklund, Recording Secretary  
Brian Davies, City Engineer

Robin Froelich called the meeting to order at 6:33 p.m.

**AGENDA REVIEW AND ADOPTION**

**A MOTION WAS MADE BY HETTWER TO APPROVE THE AGENDA AS PRESENTED. THE MOTION WAS SECONDED BY NABER. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:**

**AYE: CORDIE, NABER, HETTWER, FROELICH**

**NAY: NONE**

**MOTION CARRIED**

**APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

**A MOTION WAS MADE BY NABER TO APPROVE THE MARCH 8, 2006 MINUTES. THE MOTION WAS SECONDED BY CORDIE. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:**

**AYE: CORDIE, NABER, HETTWER**

**NAY: NONE**

**ABSTAIN: FROELICH**

**MOTION CARRIED**

**SITE PLAN – MIDDLETOWN APARTMENTS**

Carla presented the site request by Torborg Construction, LLC, for Middletown Apartments. They are proposing a 73-unit apartment complex located on 4<sup>th</sup> Avenue South and 2<sup>nd</sup> Street South.

Joe Torborg, was present and stated that a revised landscaping plan based on the square footage of the detached garages will be submitted to the council before approval.

**A MOTION WAS MADE BY HETTWER TO APPROVE THE SITE PLAN OF MIDDLETOWN APARTMENTS. THE MOTION WAS SECONDED BY CORDIE. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:**

**AYE: CORDIE, NABER, HETTWER, FROELICH**

**NAY: NONE**

**MOTION CARRIED**

## **FINAL PLAT – HERITAGE PLACE**

Anita presented the final plat request for Heritage Place. Kornovich Development is proposing to plat that is 105.39 acres in size south of Heritage Drive and west of 50<sup>th</sup> Avenue. The plat would consist of single-family detached homes, town homes, apartments and 5 outlots. The street frontage is proposed to be at 60 feet and the minimum lot per dwelling unit is proposed at 6,300 square feet.

**A MOTION WAS MADE BY NABER TO APPROVE THE FINAL PLAT AND DEVELOPMENT AGREEMENT FOR HERITAGE PLACE. THE MOTION WAS SECONDED BY HETTWER. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:**

**AYE: CORDIE, NABER, HETTWER, FROELICH  
NAY: NONE  
MOTION CARRIED**

## **DANCING POND FINAL PLAT AND PUD AMENDMENT**

Anita reviewed the planned unit development amendment request by Brown and Glines, LLC for Dancing Ponds. She stated that the developer is requesting to revise the setbacks to allow for a reduction in density from 86 units to 82 units in blocks 7,8,9 and portions of block 10. The setbacks are proposed to be 25, front and rear, 30' street side yard and 10' regular side yard.

**A MOTION WAS MADE BY HETTWER TO APPROVE THE PUD AMENDMENT WITH THE CONDITION THAT MORE EXTENSIVE PLANTING/SCREENING SHALL BE INSTALLED ALONG THE “HEIM AVENUE” COUNTY ROAD 133, AND IN THE REAR OF THE LOTS CONTAINED IN BLOCK 9 AND 10. THE MOTION WAS SECONDED BY FROELICH. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:**

**AYE: HETTWER, NABER, FROELICH  
NAY: CORDIE  
MOTION CARRIED**

**A MOTION WAS MADE BY HETTWER TO ADOPT THE FINDINGS OF FACT. THE MOTION WAS SECONDED BY NABER. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:**

**AYE: HETTWER, NABER, FROELICH, CORDIE  
NAY: NONE  
MOTION CARRIED**

Anita listed the following recommendations in her notes and reviewed some of them:

1. The property abides by the conditions set by the Conditional Use Permit Amendment specifically guiding the development standards for the property.
2. That the Developer will be responsible for all costs associated in obtaining the utility/roadway easements from property owners which would be necessary to extend the utilities to the site.
3. The annexation for the 2.8 acres in the SW corner is approved by the State.
4. The developer will be required to supply the City with a deed, which covers maintenance and ownership of the islands to the adjoining lots.
5. The wetland buffer areas will need to be posted prior to the release of a building permit.
6. Temporary cul-de-sac easements will be required if those streets are greater than 150 feet in length.
7. The existing home is proposed to be removed along with existing access.
8. The town homes and twin homes would need to go through site plan review.
9. More extensive planting/screening shall be installed along the “Heim Avenue and County Road 133” area and in the rear of the lots contained in block 9 and 10.
10. All engineering requests are resolved.
11. The street names are revised.

**A MOTION WAS MADE BY HETTWER TO APPROVE THE FINAL PLAT AND DEVELOPMENT AGREEMENT WITH STAFF RECOMMENDATIONS AS LISTED ABOVE. THE MOTION WAS SECONDED BY NABER. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:**

**AYE: FROELICH, NABER, HETTWER**

**NAY: CORDIE**

**MOTION CARRIED**

#### **TITLE 10, CHAPTER 13 AND 15**

Anita reviewed the changes to chapters 13 and 15, stating that most of the changes are due to changes in the State Statute.

**A MOTION WAS MADE BY CORDIE TO RECOMMEND CHANGES IN TITLE 10, CHAPTERS 13 AND 15. THE MOTION WAS SECONDED BY HETTWER. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:**

**AYE: CORDIE, HETTWER, NABER, FROELICH**

**NAY: NONE**

**MOTION CARRIED**

#### **OTHER BUSINESS**

April 19<sup>th</sup> special meeting.

Comprehensive goals and strategies list.

#### **ADJOURN**

**A MOTION WAS MADE BY FROELICH TO ADJOURN THE MEETING AT 7:54 P.M. THE MOTION WAS SECONDED BY NABER. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:**

**AYE: CORDIE, HETTWER, NABER, FROELICH**

**NAY: NONE**

**MOTION CARRIED**