

**Joint Planning Commission  
September 6, 2006**

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

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

**MEMBERS ABSENT:** Mark Bromenschenkel

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

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

**AGENDA REVIEW AND ADOPTION**

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

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

**NAY: NONE**

**MOTION CARRIED**

**APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

**A MOTION WAS MADE BY NABER TO APPROVE THE AUGUST 16, 2006 MINUTES. THE MOTION WAS SECONDED BY HETTWER. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:**

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

**NAY: NONE**

**MOTION CARRIED**

**FINAL PLAT – MADISON CROSSING 3**

Anita presented the final plat request of Madison Crossing 3. This plat consists of 1 lot and 1 outlot. The outlot will need to be final platted again before development of the outlot. The road known as 4<sup>th</sup> Street South would not be built until the outlot gets developed.

**A MOTION WAS MADE BY NABER TO APPROVE THE FINAL PLAT AND DEVELOPMENT AGREEMENT FOR MADISON CROSSING 3. THE MOTION WAS SECONDED BY HETTWER. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:**

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

**NAY: NONE**

**MOTION CARRIED**

## **SITE PLAN – 78 UNIT APARTMENT**

Anita presented the site plan for Prairie Meadows Apartment, which is proposed to be built in the Madison Crossing 3 plat along Victory Avenue. This apartment building is proposed to house 78 units. Anita stated the following conditions:

1. A Dama Box must be provided along with the keys that will provide access to all portions of the building and exterior storage areas including garages. The location will be approved by local fire marshal.
2. This building will be considered full NFPA 13 sprinkler system so no access road will be required.
3. Hydrants will be placed along all public streets with a maximum spacing of 500'. On-site hydrants are not shown on plans. Plans showing on-site hydrants, fire suppression and fire detection systems need to be submitted to the State Fire Marshals Office and local Fire Marshal.
4. Fire safety during construction will be governed by Chapter 14 of the MSFC.
5. There are no plantings proposed for the northerly side of the property, which adjoins the residential homes. There should be some re-allocation of coniferous trees to help screen the building from the residential homes.
6. Alternative sign lighting will need to be submitted, as floodlights are not allowed per code.
7. A 2 inch copper water service is shown on the utility plan. Due to problems in the past with 2 inch copper service lines, the City requires that the largest diameter of copper tubing that will be allowed is 1 ½ inches. If a water service line larger than 1 ½ inches is needed, it will be necessary to construct the line with ductile piping.
8. A Land Disturbance Permit application will need to be submitted for approval prior to issuance of a building permit.
9. Parkland dedication requirements will also need to be fulfilled.

**A MOTION WAS MADE BY CORDIE TO APPROVE THE SITE PLAN WITH THE ABOVE 9 CONDITIONS. THE MOTION WAS SECONDED BY FROELICH. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:**

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

**NAY: NONE**

**MOTION CARRIED**

## **SITE PLAN - SANDSTONE VILLAGE TOWNHOMES**

Anita presented the site plan for Sandstone Village Town homes, which would be located in Sandstone Village, blocks 6-10. Brian Davies, City Engineer, made the following comments.

1. The berm shown in the southeast corner of the site plan adjacent to Roberts Street needs to be constructed as part of the site plan. The proposed contours will need to be labeled on the site plan.
2. A Land Disturbance Permit application will need to be submitted for approval prior to issuance of a building permit.

**A MOTION WAS MADE BY HETTWER TO APPROVE THE SITE PLAN FOR SANDSTONE VILLAGE TOWNHOMES WITH ENGINNERING'S TWO COMMENTS. THE MOTION WAS SECONDED BY FROELICH. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:**

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

**NAY: NONE**

**MOTION CARRIED**

**ESA RECOMMENDATION**

Anita presented the list of recommended scientists for approval to help with the ESA review processes. The list consisted of 9 experienced scientists around the Sartell area.

**A MOTION WAS MADE BY CORDIE TO APPROVE THE LIST. THE MOTION WAS SECONDED BY HETTWER. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:**

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

**NAY: NONE**

**MOTION CARRIED**

**OTHER BUSINESS**

The 2007 Planning and Zoning Submittal Dates were presented.

**A MOTION WAS MADE BY NABER AND SECONDED BY FROELICH TO APPROVE THE PROPOSED SCHEDULE. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:**

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

**NAY: NONE**

**MOTION CARRIED**

Discussion regarding ½ cent sales tax issues.

**ADJOURN**

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

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

**NAY: NONE**

**MOTION CARRIED**

Minutes by:

Rebecca Wicklund  
Recording Secretary