

PLANNING COMMISSION MINUTES

DATE: May 12, 2014

TIME: 4:30 p.m.

PRESENT: Chairperson Porter, Commissioners Fritz, Davis, Ballard, M. Olson, Boettcher, Hahn, and L. Olson

ABSENT: Commissioner Buelow

STAFF PRESENT: City Planner, Mark Moeller; Assistant City Planner, Carlos Espinosa

The meeting was called to order at 4:30 p.m. by Chairperson Porter.

Approval of Minutes – April 28, 2014

The minutes from the Commission's meeting of April 28, 2014 were approved as submitted.

Public Hearing – Zoning of Annexed Properties

Chairperson Porter called on Mark Moeller, City Planner, to provide staff comment of this item.

Mr. Moeller noted that the purpose of this public hearing is to consider R-1 Zoning for 1659 Valley View Drive and 1411 Wildlife Drive, and R-S Zoning for 23125 County Road 17. As noted during the Commission's meeting of March 10th, these three parcels had recently been annexed into the City under the Wilson Township/ City of Winona Orderly Annexation Agreement. Pursuant to City Code, annexed properties come into the City in an un-zoned status, and following initial (March 10th) review of this item, the Commission had adopted a motion to initiate the zoning amendment process of these parcels. On March 12th, a letter was sent to property owners, advising them of the Commission's intent, and including information related to proposed zoning of parcels. On May 1st, legal notice of today's hearing was provided to the three property owners and to surrounding neighborhoods. To date, no response to either the letter, or subsequent legal notice, have been received.

Mr. Moeller then related to the brief analysis that had been presented in the staff report. From that, staff was recommending approval of the current zoning proposal on the basis of the following:

- The City's 2007 Comprehensive Plan has labeled all of the Pleasant Valley Orderly Annexation area for Low Density (single family) residential use. This concept could be achieved by any one of the City's three low density residential districts. These include Rural Residential, Residential-Suburban, and One Family Residence.
- Given the previous, R-1 zoning will provide the best fit with the diversity of lot dimensional/yard requirements of parcels located within Pleasant Valley Terrace Subdivision #1, while R-S zoning would provide a proper fit to the lot located at 23125 County Road 17. Given proposed zoning, existing use would be "locked in"

PLANNING COMMISSION MEETING MINUTES

MAY 12, 2014

PAGE 2

nonconformities will be kept to a minimum, while the purpose and intent of City 2007 Comprehensive Plan would be achieved.

At this point, Chairman Porter opened the public hearing by calling for any person who wished to speak to present first their name and address. There being no one present to speak for, or against, the proposal, the public hearing was closed.

Following brief discussion, it was moved by Commissioner Ballard and seconded by Commissioner Boettcher to recommend approval of the zoning proposal as outlined in the staff report, to Council. When the question was called, the vote of the Commission was unanimous to approve the motion.

Public Hearing – Plat Revision – Creekwood 4

Chairperson Porter called on Mr. Moeller to provide a summary of the staff report pertaining to this item.

Mr. Moeller explained that in June of 2003, the City had approved a final plat for the Creekwood Subdivision. In part, the purpose and intent of this development was to facilitate townhome development in a mix of two to four units per structure. Given that approval, Block 14 of the plat had been slated to include a four unit townhome structure. However, in considering marketing options for this block, the developers, Sweetwater Development LLP, have since chosen to modify this block by creating two-two unit structures in place of the single four unit structure.

Mr. Moeller explained that approval of the Creekwood Subdivision had included a grading/drainage master plan. Given a significant grade difference through Block 14, the drainage master plan showed that surface drainage would be directed to Outlot A, located southerly of the block. At this point, it would be directed westerly, to an existing storm water holding pond, by way of a contoured swale constructed through Outlot A.

Mr. Moeller explained that following public notice of the project, staff did hear from a townhome owner in Block 13, southerly of Block 14. In this conversation, concerns were expressed of potential drainage problems. Given this concern, staff was suggesting that any approval of the plat be conditioned on the submittal of a stormwater management plan that will certify that current homes in block 13 will not be impacted by surface stormwater drainage. This certification should be made prior to the issuance of any building permit to the revised plat. Given staff analysis of the proposal, Mr. Moeller stated that he was recommending approval of the modification. In part, this approval was based upon the finding that the revised plat would be consistent with performance standards of both underlying R-1.5 zoning and initial cluster development approval for the project.

Again, the previous approval is based upon the condition that the developer will submit final grading management plans for proposed Block 14 structures. This plan will need to be reviewed and approved by the City Engineer prior to the issuance of any building permits for Block 14.

PLANNING COMMISSION MEETING MINUTES

MAY 12, 2014

PAGE 3

Chairman Porter then opened the public hearing and called for any person who wished to speak to the proposal to present first their name and address.

Jon Krofchalk, 1435 Brookview Drive, stated that he was a partner in the development. In summary, he noted that the purpose of the revision was to separate the currently planned four-unit structure into two two-unit structures, with the desire to open up the center two units to open space and sunlight. It was felt that this change would help market the structures.

Susan Savat, 165 Janet Marie Lane, noted that she lives on the westerly side of Block 13 just below the proposed redevelopment site. She referenced drainage concerns not only from the new development but as they might impact the current stormwater holding pond located westerly of her townhome unit.

Mr. Krofchalk replied that as developers of the original development, they have no desire to create problems for present homeowners. Given that, they will do everything possible to ensure that surface drainage from the new units will be directed pursuant to the original drainage master plan for the development. Present homeowners below will not be impacted. He again emphasized that all surface drainage will be directed to the stormwater holding pond located westerly of 165 Janet Marie Lane.

Terry Peterson, 104 Janet Marie Lane, noted that he has observed the present stormwater holding pond located westerly of 165 Janet Marie Lane to be full on occasion. Although this does not last long, he was concerned that additional drainage to the pond may have an adverse affect on present structures within Creekwood.

Mr. Krofchalk replied that this stormwater holding pond located was designed to handle surface drainage not only from the Creekwood Subdivision but from the highway. It was suggested that if the pond is not working as it should, the City Public Works Department should be advised.

Raymond Mullen, 132 Janet Marie Lane, asked if there was enough room within the Block 14 footprint to provide for the proposed change. In response, Mr. Moeller again reviewed proposed both performance standards and proposed setbacks. Given this information, it was again concluded that standards will be met. In response to a question by Mrs. Savat, Mr. Krofchalk replied that connections to the sanitary sewer will require the temporary disturbance of Outlot A located between Blocks 13 and 14. However, this disturbance will be short term and final grading will again ensure that the drainage swale, to the stormwater holding pond, will be constructed.

Marilyn Polus, 161 Janet Marie Lane, was concerned that proposed structures would block her present views to the north.

Chairman Porter emphasized that a four unit townhome structure is presently planned for this location; he asked if Mrs. Polus was aware of this. Mrs. Polus replied that she was, however, the elevation difference between her property and proposed units was significant. As such, she would be looking at two to three story buildings.

PLANNING COMMISSION MEETING MINUTES

MAY 12, 2014

PAGE 4

In response to a question, Mr. Krofchalk noted that three of the four units will be accessed from Janet Marie Lane from the north. The unit which is proposed to abut Janet Marie Lane on the east may be accessed from that direction. Outside of this, Mr. Moeller noted that Outlot A located northerly of proposed two unit structures, would have a width of 24 feet which would be adequate for reasonable access to all units.

Commissioner Fritz asked how the proposed two unit structures would align with the footprint of the present four unit structure. Mr. Moeller noted that this comparison was reflected on Exhibit C of the Commission's agenda package. Given this, block 1 of the revised plat would generally be consistent with the westerly two units of the current plat. The easterly two units would be moved towards Janet Marie Lane approximately 15 feet.

At this point, Chairman Porter closed the public hearing.

It was then moved by Commissioner Hahn, and seconded by Commissioner Boettcher, to recommend approval of the Creekwood 4 Subdivision to Council on the condition that all final building plans relating to this plat be accompanied by appropriate stormwater management plans. These plans shall be approved by the City Engineer prior to the issuance of any building permit for the project. When the question was called, the vote of the Commission was as follows: ayes Commissioners Porter, Fritz, Davis, M. Olson, Boettcher, Hahn, and L. Olson; abstaining Commissioner Ballard.

Summary of Levee Park Proposal – Chad Ubl

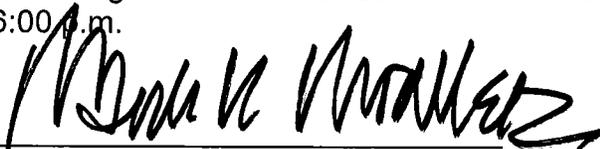
Mr. Moeller noted that given recent discussion with Commissioner Mandi Olson, she thought it might be a good idea to request that Chad Ubl, Community Services Director, provide a summary of plans for the Levee Park Rehabilitation Project. Given that, Mr. Ubl had agreed to attend this afternoon.

At this point, Mr. Ubl provided a summary of the recommendations that had been developed by the College of Design at the University of Minnesota. A copy of the plan, along with citizen comments of the document, may be viewed at the City website.

In concluding, Mr. Ubl explained that the Levee Park Committee is currently developing recommendations for Council consideration. It is anticipated that these will be presented to Council at a pre-Council meeting on June 16th. Any person desiring to attend this meeting was welcome to do so.

Adjournment

There being no further business to come before the Commission, the meeting was adjourned at 6:00 p.m.



Mark Moeller
City Planner