

City of Cottage Grove Planning Commission February 27, 2006

Pursuant to due call and notice thereof, a regular meeting of the Planning Commission was duly held at City Hall, 7516 – 80th Street South, Cottage Grove, Minnesota on the 27th day of February, 2006, in the Council Chambers and telecast on local Government Cable Channel 16.

Call to Order

Chairperson Reese called the meeting to order at 7:00 p.m.

Roll Call

Members Present: Shane Bauer, Ken Brittain, Rod Hale, Rebecca Kronlund, Chris Reese, Alberto Ricart, David Thiede

Staff Present: Howard Blin, Community Development Director
John McCool, Senior Planner
Mark Grossklaus, City Council Liaison

Approval of Agenda

Reese noted that the agenda will be amended to move Item 7.1, Silverwood 2nd Addition to Item 6.2.5, between Items 6.2 and 6.3.

Motion by Brittain, seconded by Thiede to approve the agenda. Motion approved unanimously (7-0 vote).

Open Forum

Chairperson Reese asked if anyone wished to address the Planning Commission on any non-agenda item. No one appeared to address the Commission.

Chair's Explanation of the Public Hearing Process

Chairperson Reese explained the purpose of the Planning Commission, which serves in an advisory capacity to the City Council, and the City Council makes all final decisions. In addition, he explained the process of conducting a public hearing and requested that any person wishing to speak should come to the microphone and state their full name and address for the public record.

Public Hearings

6.1 Hope Community Church – Case CUP06-006

Hope Community Church has applied for an amendment to their conditional use permit to allow an addition to their building and parking lot located at 8300 Hyde Avenue South.

McCool summarized the staff report and recommended approval subject to the conditions listed in the staff report.

Steve Wallich, Vanman Architects and Builders, Golden Valley, pointed out that the site plan shows a proposed expansion for future parking to the north, a proposed pond in the northwest corner, and an area to the south for an additional 13 parking spaces. He explained that the improvements include changing the main entrance to the building on the north by moving the steps inside and adding an elevator for wheelchairs, which would make the building handicapped accessible. The building will also be fully sprinkled.

Hale asked where the additional proposed 13 parking spaces, inlet structure, and buried storm sewer pipe would be located. McCool pointed to the locations on the map and explained how the storm sewer system would operate. Hale asked if the main entrance would be changed. McCool stated that the south entrance would be closed and relocated to the north. Hale then asked about the west entrance to the building. Wallich stated that the west door remains as is and there is a fire exit from the lower level.

Thiede asked if the applicants had any objections to the lighting requirements in condition #5. Wallich responded no.

Bauer asked about the minimum landscaping requirements for this site. McCool responded that staff did not do the calculations for the entire site, but are asking for additional landscaping to bring the parcel closer to current ordinance requirements, which is the city's policy when existing properties upgrade or expand.

Reese opened the public hearing. No one spoke. Reese closed the public hearing.

Hale made a motion to approve the application subject to the conditions listed below. Bauer seconded.

- 1. All applicable permits (i.e., building, electrical, etc.) must be applied for and issued by the City prior to any work or construction taking place.***
- 2. A right-of-way permit must be obtained from the Public Works Department for removing the existing driveway and the construction of a new driveway.***
- 3. A minimum of 10 trees (deciduous or evergreen) and 20 shrubs must be planted in the front yard area abutting Hyde Avenue. The shrubs must be planted along the east side of the building's foundation. A landscaping plan showing the location of these trees, species type, and size must be submitted to the Community Development Department for approval before a building permit is issued for the new addition. The deciduous trees must be a minimum of a two-inch minimum trunk caliper and evergreens a six-foot minimum height. The tree and shrub plantings must be installed before a "certificate of occupancy" is issued for the new addition.***
- 4. Construction equipment, construction trailer, trailers, or construction materials are prohibited from parking or being stored on Hyde or Hemingway Avenues.***

5. ***All outdoor lighting must be directed downward and away from abutting property owners. Reflected glare of spill light must not exceed five-tenths (0.5) foot-candle as measured on the property line.***
6. ***The grading and erosion control plan for the site must comply with NPDES II Permit requirements. Erosion control devices must be installed prior to commencement of any grading activity. Erosion control must be performed in accordance with the recommended practices of the "Minnesota Construction Site Erosion and Sediment Control Planning Handbook" and the conditions stipulated in Title 10-5-8, Erosion Control During Construction, of the City's Subdivision Ordinance.***
7. ***A final grading plan, stormwater calculations, and stormwater quality calculations must be submitted to the City Engineer and South Washington Watershed District for review and approval before a building permit will be issued.***
8. ***All curbing for the project must be B618 concrete design and the concrete drive aprons compliant with city standards.***
9. ***A bona fide cost estimate of the landscaping improvements must be submitted in conjunction with a letter of credit approved by the City in the amount of 150 percent of such estimate. Upon completion of the landscaping requirements, the applicant must notify the City that said improvements have been completed. The City will retain the financial guarantee for a period of one year from the date of notice to insure the survival of the plantings. No building permit must be issued until the required letter of credit has been received and accepted by the City.***
10. ***All ground-mounted mechanical equipment accessory to the principal structure over 30 inches or greater than 12 cubic feet shall be screened from public views with landscaping, berming, or a screen wall/fence. Screening materials must be similar to or compatible in design and color with those used on the principal structure. Screening material may include property maintained wood, vinyl, or metal screens or fencing as required in Title 11-6-4(3) of the City Codes.***
11. ***The applicant must comply with all city ordinances and policies.***
12. ***The applicant must remove the abandoned access drive connecting to Hyde Avenue once the new private access drive to the new south parking lot is constructed and open for access.***
13. ***A system for improving stormwater quality before leaving the site must be provided.***
14. ***The Church is responsible for the cost of installing a "STOP" sign at the new private access drive for the south parking lot. The "STOP" sign must be 10 feet from the roadway edge and 2 feet from the driveway edge. The bottom of the sign must be 6 feet from the ground. The "STOP" sign must be a 30-inch sized sign having a high intensity reflective face. Said sign should be mounted on a six-foot No. 3 and eight-foot No. 2 steel post. The applicant may request the City's Public Works Department to install this sign, but must reimburse the City for actual costs incurred by the City.***

- 15. The storm sewer pipe between the stormwater basin in the southeast corner of the site and the city's storm sewer system must be a concrete pipe and the velocity within this private storm sewer pipe must not exceed 10.0 feet per second.**
- 16. An inlet structure and buried storm sewer pipe must be constructed between the southeast corner of the south parking lot to the stormwater basin. Rip-rap material must be installed at the outlet of this private pipe.**
- 17. A set of "as-built" drawings for the private storm sewer system and drainage basin must be submitted to the Public Works Department before a Certificate of Occupancy for the new building addition is issued by the City.**
- 18. The design requirements stipulated in Bonestroo, Rosene, Anderlik & Associates letter dated February 8, 2006 must be addressed and accurately depicted on the revised grading and drainage plan. The City Engineer must approve the revised grading and drainage plan before a building permit will be issued.**

Motion passed unanimously (7-to-0 vote).

6.2 Lyman Lumber – Cases ZA06-009, PP06-010, CUP06-011

Lyman Lumber and Soo Line Railroad, dba Canadian Pacific Railway, have applied for a zoning amendment to change the zoning of the property located north of 95th Street and east of Hamlet Park from General Industry (I-2) to Railroad Access Industrial District (I-5); a preliminary plat to create 14 lots; and a conditional use permit to allow a lumber yard in the I-5 zoning district.

Blin summarized the staff report and recommended approval of all three planning applications, subject to conditions stipulated in the staff report.

Blin reported that the area proposed to be rezoned is approximately 150 acres, 92 acres outside the area currently used by CP Rail for the auto marshalling yard area. Thiede asked for clarification of where the westerly boundary line for the proposed I-5 District is in relationship to the property lines depicted on the aerial photo that was attached to the planning staff report. Blin explained that the proposed preliminary plat has been overlaid on the aerial photo. The area along 95th Street and the southern five lots west of the new street will continue to be zoned I-2. The only area proposed to be rezoned to I-5 is the existing CP Rail auto marshalling yard, the northern five lots east of the new street, and the Lyman Lumber property that is located in the northwest corner of the CP Rail property.

Blin explained that the Lyman Lumber property is approximately 40 acres. Most of the other platted lots would be 3 to 15 acres in area. The future street named Hemingway Avenue ends as a cul-de-sac. Another public roadway named 91st Street extends west of Hemingway Avenue and will provide a future access to the Hamlet Park expansion where four baseball fields and parking lot are proposed. Blin pointed out that Hemingway Avenue exceeds the subdivision ordinance requirement that cul-de-sacs not be longer than 600 feet. It was explained that the ordinance does allow for exceptions. In this particular case, the street cannot connect to other streets because of the railroad tracks to the north, Hamlet Park to the west, and the auto marshalling yard to the east. This information was shared with the Public Safety Commission and they had no comments.

Blin explained that city utilities and private utilities will be extended and pointed out that a 100-foot drainage easement will be required across the southwest corner of the parcel in the southwest corner of the platted area. In the northwest corner of the property, a 1.5-acre parcel will be deeded to the city for the future construction of a water tower. The water tower at Cottage Square will no longer be needed once this new water tower is operating. Blin stated that a park dedication might be a combination of land dedication and cash payment. There might also be a possibility that the proposed stormwater basin on the west side of Hemingway Avenue could be included in the Hamlet Park ponding area whereby additional land might be available for development.

Blin displayed the site plan and explained that the primary access for Lyman Lumber will be from Hemingway Avenue. Lyman Lumber will also access 91st Street, primarily for their delivery trucks to exit their site.

Peter Stykes, architect for URS Consulting, explained that lumber materials will be delivered to the site by train. Building materials will be off-loaded and typically placed in storage structures. Components will be assembled in the staging area and later loaded on trucks for delivery. Mr. Stykes explained that the entire perimeter of the property will be fenced with a six-foot chain link fence. In some areas, the wall of a storage structure will screen the internal operations and outdoor storage. Phase II of their development plan includes the construction of "T" storage structures, which merely provide a roof structure over lumber materials (no walls or doors). Future phases include two storage buildings in the northern area of their site.

Stykes explained that earth berms and landscaping will exist in the northeast corner of the site. The earth berms will be graded on each side of the railroad tracks and staggered to screen the internal area of Lyman Lumber's site. The earth berms will be five to six feet in height with landscaping on the slopes and top of the earth berms.

Brittain asked how the truck operations will flow. Stykes explained that there are two access drives off Hemingway Avenue. The northern access will be primarily for Lyman Lumber trucks that make deliveries to their clients. The trucks will enter from the cul-de-sac and parking in the loading/staging area. Once loaded, the trucks will exit out the south access drive. Customers driving their own trucks will enter the south access drive off Hemingway Avenue. Once loaded, they will exit the same way they entered the site. All accesses have security gates.

Brittain asked about the exterior building materials for the office building. Stykes explained that the building will have brick material on the corners and horizontal cementitious material (hardiplank/hardiboard) that will have a wood lap-siding appearance. These materials will be on all four sides of the building. The storage structures internal to the site will be primarily metal frames supporting an overhead roof. The ends of these structures will be metal. The storage buildings on the perimeter will be concrete panels that will have an aggregate exposed rock pattern. Blin added that the office building is relatively small as compared to other industrial buildings already in the industrial park. Landscaping will be planted along the outside perimeter to break-up the wall structures and fencing.

Hale asked if EDA members reviewed the site plan. Blin reported that EDA did not look at the site plan, but did review concept layouts during the zoning discussion.

Hale asked if the proposed city streets were wider since the area is primarily industrial land uses. Blin explained that the plat proposes an 80-foot wide right-of-way and the typical street section will be about 42 feet from face-of-curb to face-of-curb. The cul-de-sac is larger than conventional turn-arounds.

Thiede asked if the streets will be constructed differently because there will be more truck traffic and wear on the street surface. Blin explained that the roadways will be designed to city minimum standards.

Bauer asked how the land value is decided to determine the park fee amount. Blin explained that ordinance requires a 4 percent park fee based on the fair market value of the unimproved property. The preliminary plat application triggers a park fee payment, understanding that not all the proposed parcels will develop at the same time. Hale suggested that the ordinance should be amended so that the fee is based on the land value at the time construction of a new building is contemplated, not on a land value that may be several years old.

Reese opened the public hearing. No one spoke. Reese closed the public hearing.

Reese asked what type of sign is proposed on the site. Blin reported that it will probably be a monument sign that meets city sign ordinance requirements.

Hale made the motion to approve the zoning amendment application to rezone all the acreage shown on Exhibit 1 (dated February 6, 2006). Thiede seconded the motion.

Thiede made the motion to approve the preliminary plat application subject to the conditions listed below. Kronlund seconded the motion.

- 1. The final plat must conform to the preliminary plat dated February 6, 2006, with the following revisions:***
 - a. A 100-foot wide stormwater easement along the southwest corner of Lot 1 Block 2 must be shown***
- 2. All site grading must conform to grading plans dated February 6, 2006.***
 - a. All conditions cited in the February 12, 2006 memorandum from the City's consulting engineer must be met.***
- 3. The developer must dedicate Outlot C to the City for purposes of constructing a water tower.***
- 4. The developer must dedicate Outlot B to the City for incorporation into the City's system for stormwater ponds. Construction of the stormwater pond on Outlot B will be the responsibility of the developer.***
- 5. The developer will be responsible for paying to the City all area charges for water, sanitary sewer, and stormwater for Lot 10, Block 1 (Lyman Lumber site) prior to the release of the final plat for recording. Area charges for this lot will be based on fees in effect at the time of preliminary plat approval. Area charges for other lots in the devel-***

opment will be paid at the time applications are made for building permits on those lots, in amounts based on area charges in effect at that time.

- 6. Park dedication requirements will be satisfied by a cash payment to the City. Payment of \$104,084 for Lot 10, Block 1 (Lyman Lumber site) must be provided prior to release of the final plat for recording. Payment for all other lots in the subdivision will be made individually for each lot at the time of issuance of building permits for development of the lot. The amount will be based on \$2,614 per acre.**
- 7. The developer must petition the city for public improvements, and enter into a subdivision agreement with the City of Cottage Grove for the installation of and payment for all public improvements in the subdivision and adjacent public roadways, pursuant to Title 10 of the City Code.**
- 8. The applicant must receive appropriate building permits from the City, and permits or approvals from other regulatory agencies including, but not limited to the South Washington Watershed District, DNR, and the Minnesota Pollution Control Agency.**
- 9. The applicant must submit a final construction management plan that includes erosion control measures, project phasing for grading work, areas designated for preservation, a crushed-rock construction entrance, and construction-related vehicle parking for staff review and approval prior to issuance of a grading permit.**
- 10. A pre-construction meeting with City staff and the contractor is required before site work begins. The contractor must provide the City with a project schedule for the various phases of construction.**
- 11. Erosion control devices must be installed prior to commencement of any grading activity. Erosion control shall be performed in accordance with the recommended practices of the "Minnesota Construction Site Erosion and Sediment Control Planning Handbook" and the conditions stipulated in Title 10-5-8, Erosion Control During Construction, of the City's Subdivision Ordinance.**

The motion passed unanimously (7 - 0 vote).

Thiede made the motion to approve the conditional use permit, subject to the conditions listed below. Hale seconded the motion.

- 1. All site development must conform site and grading plans dated February 6, 2006. All landscaping must conform to landscape plans dated February 16, 2006 in addition to the following:**
 - a. The applicant must submit a revised landscaping plan to the City showing the species and location of 300 trees and 65 high growing shrubs. This plan must be approved by City staff prior to issuance of a building permit.**
- 2. All applicable permits (i.e., building, electrical, etc.) must be applied for and issued by the City prior to any work or construction taking place.**

- 3. All outdoor lighting must be directed downward and away from abutting property owners. Reflected glare of spill light must not exceed five-tenths (0.5) foot-candle as measured on the property line.**
- 4. The grading and erosion control plan for the site must comply with NPDES II Permit requirements. Erosion control devices must be installed prior to commencement of any grading activity. Erosion control must be performed in accordance with the recommended practices of the "Minnesota Construction Site Erosion and Sediment Control Planning Handbook" and the conditions stipulated in Title 10-5-8, Erosion Control During Construction, of the City's Subdivision Ordinance.**
- 5. A final grading plan, stormwater calculations, and stormwater quality calculations must be submitted to the City Engineer and South Washington Watershed District for review and approval before a building permit will be issued.**
- 6. A bona fide cost estimate of the landscaping improvements must be submitted in conjunction with a letter of credit approved by the City in the amount of 150 percent of such estimate. Upon completion of the landscaping requirements, the applicant must notify the City that said improvements have been completed. The City will retain the financial guarantee for a period of one year from the date of notice to insure the survival of the plantings. No building permit must be issued until the required letter of credit has been received and accepted by the City.**

The motion passed unanimously (7 - 0 vote).

6.2.5 Silverwood 2nd Addition – Cases PP06-012 and FP06-013

Town & Country Homes has applied for a preliminary plat and final plat to subdivide a one-acre parcel of land at 7576 – 65th Street South into two parcels to be known as Silverwood 2nd Addition. The new lots will be included in the Silverwood single family residential development.

Blin summarized the staff report and recommended approval subject to the conditions stipulated in the staff report. He noted that the public hearing on this application will be held by the City Council on March 15, 2006.

Reese asked if the parkland dedication for this parcel would be separate from the first Silverwood plat. Blin responded yes because it is a separate preliminary plat.

Hale asked how the city would handle the stormwater charges. Blin responded that area charges are assessed on a per acre basis, so West Draw area charges would be assessed against this acre of land.

Brittain asked if all current buildings and direct access from 65th Street would be removed. Shawn Siders, Town & Country Homes, responded that was correct. He also noted that they will pay all required area charges and park dedication fees and dedicate the additional right-of-way for 65th Street. He stated that the housing styles for the two proposed lots would be the same as would be built on the Silverwood plat.

Hale asked if the outlot would be in the control of the homeowners association or the city. Siders responded that the outlot would be controlled by the homeowners association. There will be a monument sign there along with landscaping and an irrigation system.

Brittain made a motion to approve the application subject to the conditions listed below. Ricart seconded.

- 1. The developer must petition the city for public improvements, and enter into a subdivision agreement with the City of Cottage Grove for the installation of and payment for all public improvements in the subdivision and adjacent public roadways, pursuant to Title 10 of the City Code.***
- 2. The applicant must receive appropriate building permits from the City, and permits or approvals from other regulatory agencies including, but not limited to the South Washington Watershed District, DNR, and the Minnesota Pollution Control Agency.***
- 3. The applicant must submit a final construction management plan that includes erosion control measures, project phasing for grading work, areas designated for preservation, a crushed-rock construction entrance, and construction-related vehicle parking for staff review and approval prior to issuance of a grading permit.***
- 4. A pre-construction meeting with City staff and the contractor is required before site work begins. The contractor must provide the City with a project schedule for the various phases of construction.***
- 5. Erosion control devices must be installed prior to commencement of any grading activity. Erosion control shall be performed in accordance with the recommended practices of the "Minnesota Construction Site Erosion and Sediment Control Planning Handbook" and the conditions stipulated in Title 10-5-8, Erosion Control During Construction, of the City's Subdivision Ordinance.***
- 6. The developer must pay for required public improvements, all trailway improvement costs, roadway collector improvement fee, area charges and park dedication fees.***
- 7. The parkland dedication requirement will be met through a cash payment for each lot to the Park Trust Fund. The amount of the cash payment will be based on the fees in effect at the time of final plat approval.***
- 8. The developer must install sidewalks six feet in width along the public street abutting the plat. Any repairs necessary to the sidewalks during the home construction process will be the responsibility of the developer. The applicant will pay 100 percent of the cost for development of recreation trails along the north side of 65th Street.***
- 9. Tree mitigation shall be required in accordance with ordinance criteria.***
- 10. An additional four yard trees and ten shrubs must be planted on each residential lot. In addition, each lot must have a minimum of four inches of black dirt in all landscaped areas.***

- 11. The applicant must obtain a demolition permit prior to the removal of any of the existing buildings on the site.**
- 12. All monument signs must comply with the City's Sign Ordinance and shall only be placed on private property. The Homeowners Association shall be responsible for the maintenance of all signs.**
- 13. The applicant must submit private covenants which details the following:**
 - a) The homeowners association is responsible for all ownership and maintenance of landscaping improvements, fencing, and outlots as depicted on the final plat.**
 - b) Monument signs shall be maintained by the homeowners association.**
 - c) Any fencing provided on the site shall be constructed of materials that are uniform in design and color.**
- 14. All signs, mailboxes, and accessory lighting shall be uniform in materials and design and be approved as part of the landscape plan**
- 15. The developer must advise homebuyers that they are responsible to maintain the boulevard areas that abut their property all the way to the curb of the street. This includes the boulevard along 65th Street.**
- 16. All existing wells and/or sanitary treatment systems that are to be abandoned must be sealed, capped, or removed (whichever is most appropriate) in accordance to County and State requirements. A certification proving that this work was done shall be given to the City.**
- 17. No parking on is allowed on 65th Street. Secondary access to any lot abutting 65th Street is prohibited.**
- 18. The developer agrees to pay the existing deferred charges for street improvements related to the reconstruction of 65th plus accrued interest to the date of the agreement. The charges were to be deferred until the property is subdivided and the final City Council approval is received for the subdivision.**
- 19. All other drainage and utility easements as recommended by the City's consulting engineer must be shown on the final plat.**
- 20. All public right-of-ways and easements must be dedicated to the City for public purposes.**
- 21. The dimensions of each lot must be verified on the final plat and a list containing the square footage for each lot must be provided to the City.**
- 22. The developer must disclose to homebuyers the land uses of the surrounding property.**

23. The final plat must be recorded with the Washington County Recorder's Office prior to the City awarding bids to construct public streets and utilities.

24. The development of this project must comply with the grading and erosion control plans as approved by the City Engineer.

25. All emergency overflow swales must be identified on the Grading and Erosion Control Plan.

26. The subdivider must furnish the City with an electronic copy, a reproducible copy and four (4) prints of the recorded plat.

27. Upon completing site grading, four copies of an "As-Built" survey for the site grade elevations must be submitted to the City.

Motion passed unanimously (7-to-0 vote).

6.3 Glengrove Industrial Park 3rd Addition – Case SP05-062

The City of Cottage Grove has applied for a preliminary plat for Glengrove Industrial Park 3rd Addition, which would create one industrial lot and two outlots located in the Industrial Park north of 100th Street. (Continued from 1/23/06)

McCool summarized the staff report, noting that the lot in the southwest corner for which a site plan was previously approved for Graphic Resources Inc. is now being used by Resorts and Lodges.com. He recommended approval subject to the conditions stipulated in the staff report.

Hale asked how the ponding would be handled. McCool responded that a regional pond is provided at 97th Street to serve this site. A storm sewer will be constructed to connect the site to the pond.

The Commission discussed the changes to the site plan from the plans previously approved for Graphic Resources. McCool noted that the building would include more windows and fewer loading docks. In addition, the parking area will be expanded.

Brittain stated that he would prefer that the street name be continued as 97th Street instead of changing to Hemingway Avenue. Ricart agreed with Brittain that there be one street name.

Reese opened the public hearing. No one spoke. Reese closed the public hearing.

Hale made a motion to approve the application subject to the conditions listed below. Thiede seconded.

1. An outlot will be platted for the existing stormwater basin south of 97th Street and deeded to the city.

2. Drainage and utility easements as recommended by the city engineer are included on the plat.

Motion passed on a 6-to-1 vote (Brittain voted nay).

6.4 Industrial Park Comp Plan Amendment – Case CP06-004

The City of Cottage Grove has applied for a comprehensive plan amendment to expand the Metropolitan Urban Services Area (MUSA) boundary to include approximately 44 acres of land roughly bounded by Jamaica Avenue to the west, 100th Street to the south, and Highway 61/10 to the north and east. (Continued from 1/23/06)

Blin summarized the staff report and recommended approval.

Thiede asked if there are any fees or costs to add land to the MUSA. Blin responded no. Thiede asked if there was any reason why the city was only looking to at the proposed 44 acres to the MUSA. Blin responded that the area to the east is largely wetland and the sanitary sewer service for that area would come from a different direction. The 44 acres can be served from Jamaica Avenue and everything east of that has to come from a new trunk that would be extended from the east, which is many years in the future.

Hale asked if this is the extent of the Glendenning property. Blin responded yes, as it goes east. He noted that the current compost site is contained on this property.

Thiede asked what the property was zoned. Blin responded that it is zoned I-1 and guided for industrial, but it is not within the MUSA. He reiterated that the city would like to get this house-keeping matter taken care in case a development project was proposed for that property.

Reese opened the public hearing. No one spoke. Reese closed the public hearing.

Bauer made a motion to approve the application. Brittain seconded. Motion passed unanimously (7-to-0).

6.5 Temporary Sign Ordinance – Case TA05-054

The City of Cottage Grove has applied for a zoning text amendment to City Code Title 9-8-7, Temporary Signs. (Continued from 11/28/05)

Blin summarized the staff report and recommended approval.

Reese opened the public hearing. No one spoke. Reese closed the public hearing.

Hale asked if a permit would be required for banner signs. Blin responded yes, there is language in other areas of the sign ordinance requiring permits for all signs, including temporary signs. Hale would like to have that further clarified in the ordinance so that local businesses know that permits would be required for temporary banner signs. Blin stated that staff would clarify that. Hale asked if most businesses have gotten permits for their temporary signs. Blin responded that most do, but staff intends to become more rigorous in enforcement. Hale asked if stickers are affixed to temporary signs to show that there is a permit. Blin responded that staff has thought about that.

Ricart asked what happens about signage painted on vehicles that are parked for extended periods of time. Blin responded that that would be a separate issue handled under commercial vehicle parking in residential areas.

Hale made a motion to approve the application. Thiede seconded. Motion passed unanimously (7-to-0).

6.6 I-5 Setbacks – Case TA06-008

The City of Cottage Grove has applied for a zoning text amendment to amend Title 11-3-9D(6)(d), Location of Parking Facilities, and Title 11-11-4, Development Standards for the I-5, Railroad Access Industrial District.

McCool summarized the staff report and recommended approval.

Reese opened the public hearing. No one spoke. Reese closed the public hearing.

Thiede made a motion to approve the application. Brittain seconded. Motion passed unanimously (7-to-0).

Applications and Requests

7.2 Concept Plan Review – Chase Homes/McHattie Farms Concept Plan

Blin summarized the proposal and asked for comments from the Commission.

Brian Wellman, Accent Development, consultant to Homes by Chase, explained that McHattie Farms is a master planned community with a series of different but complementary products. He then gave a presentation on their proposed development, which would include single family homes on small lots, traditional sized single family lots, large lots for single family homes along the Ravine Parkway, and town homes. He discussed the open spaces, ponds, trails, and the McHattie Commons area, which would be a privately owned community facility with a pool, pool house, play structures, and ball fields.

Bill Pritchard, Vice President of Land Development for Homes By Chase, explained the history and plans for his company. He asked for feedback from the Commission on the concept plan.

There was discussion about allowing town homes in the development, connectivity between the neighborhoods in the development, off-street parking in the town home area, road alignments, common space and open areas, lot sizes, location of town homes, phasing of the development, location of the private common area, whether the common area should be private, scattering the different sized lots throughout the development rather than all within the same area, and having streets other than collector roads connect to future neighborhoods. It was the consensus of the Commission that there should be no town homes in the development, but there could be a possibility of patio homes or twin homes scattered throughout the subdivision.

7.3 East Ravine Master Plan

Blin reported that the Metropolitan Council has approved the East Ravine comprehensive plan amendment, and it will be on the March 15 City Council agenda for final adoption. The AUAR will also be on that agenda. He also stated that at next month's Planning Commission meeting, staff will present more information on zoning amendments for discussion. Thiede asked if there could

be a special Planning Commission meeting to discuss how the Commissioners perceive the East Ravine. Blin will coordinate with the Commission on a date for this meeting.

Approval of Planning Commission Minutes of January 23, 2006

Motion by Bauer, seconded by Thiede to approve the minutes from the Planning Commission meeting on January 23, 2006. Motion passed unanimously (7-to-0).

Reports

9.1 Recap of February City Council Meetings

Blin reviewed the items discussed by the City Council at their meetings in February 2006.

9.2 Committee Reports

Hale stated that he attended the first meeting of the Citizens Advisory Steering Committee for the South Washington County Watershed District. There are 12 representatives from the communities served by the Watershed District serving on this committee, whose goal is to comment on the proposed watershed plan.

9.3 Response to Planning Commission Inquiries

None.

9.4 Planning Commission Requests

Brittain asked for education on streets, noting that he has fundamental issues with street stubbing, streets that are discontinuous having the same name, and streets that are in the same continuous path changing names.

Thiede asked if the Camel's Hump project was going to happen without Planning Commission involvement. Blin responded that staff will keep the Planning Commission updated on those plans.

Reese noted that there will be a joint meeting with the City Council on Wednesday, March 1, at 6:30 p.m. Blin explained that the City Council meets with each Commission to discuss issues that are upcoming and to receive feedback.

Adjournment

Motion by Thiede, seconded by Ricart, to adjourn. Motion carried unanimously (7-to-0). The meeting adjourned at 9:52 p.m.