

**City of Cottage Grove
Planning Commission
November 24, 2003**

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 24th day of November 2003 in the Council Chambers and telecast on local Government Cable Channel 16.

Call to Order

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

Roll Call

Members Present: Myron Bailey, Tim Booth, Ken Brittain, Rod Hale, Robert Hudnut,
David Lassen, Chris Reese, Bob Severson, Chris Willhite

Staff Present: John McCool, Senior Planner

Approval of Agenda

Severson made a motion to approve the agenda. Hudnut seconded. Motion carried unanimously.

Open Forum

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

Chair's Explanation of the Public Hearing Process

Chairperson Bailey 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 CASE CP03-052

The City of Cottage Grove has applied for a comprehensive plan amendment to amend the city's Capital Improvement Program (CIP).

McCool summarized the staff report and recommended approval.

Hudnut asked what other projects relate to the Grove Plaza ponding. McCool responded that next year the Hamlet stormwater pond will be dredged. He listed several other projects that will occur in future years, including the construction of stormwater ponds and surface water drainageways that extend through the industrial park to the existing stormwater flume on the south side of 95th Street.

Hale asked about the 103rd Street storm sewer project. McCool responded that would occur to the west of the viaduct of the railroad crossing on 103rd Street. He explained that Bailey Nurseries has created a ponding area on the north side of 103rd Street, which is for the most part a private ponding system for their property. He stated that there are concerns that in the event of flooding or heavy rain, water would overflow into 103rd Street, cross beneath the viaduct, and continue west to the landlocked parcel where it has nowhere else to go. McCool described the storm sewer improvements, which would include the construction of a storm sewer pipe within 103rd Street, extending to Grey Cloud Trail, and then south to the ravine. Hale asked if that would be assessed or would some funding come out of the storm sewer fund. McCool responded that most of the funding would come out of the city's stormwater fund and some from assessments. Hale asked why all of the funding would not be assessed. McCool responded that not all the stormwater would come from just those properties. Hale asked if some of the stormwater would come from Mississippi Dunes project. McCool responded that was correct and there was some assessment on that property and on the Bailey property. He stated that he would ask the Finance Director for further clarification and report back to the Commission with that information.

Severson asked about the location of Well No. 11. McCool responded that it is a new well that would be located on the northwest corner of Idsen Avenue and 70th Street. Severson asked if the funding for the new water tower west of Highway 61 was to be used for the purchase of land. McCool responded that was correct, and the city is looking at property that CP Rail owns in the industrial park area, to the southeast of Hamlet Park, and areas south of the Thompson Grove neighborhoods.

Severson asked if the city was planning to add a new well every other year. McCool responded that was correct, particularly for the East Ravine. He stated that many of the capital improvement projects are for that area, which will play a critical role in the master planning process for the East Ravine.

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

Willhite made a motion to approve the city's Capital Improvement Program. Brittain seconded.

Motion passed unanimously.

Applications and Requests

None.

Approval of Planning Commission Minutes of October 27, 2003

Hudnut made a motion to approve the minutes of the October 27, 2003, Planning Commission meeting. Lassen seconded. Motion passed unanimously.

Reports

9.1 Recap of November City Council Meetings

McCool reported that at the November 5 Council meeting, the Council adopted a resolution allowing publication of a summary of the sign ordinance; approved the final plat for Timber Ridge 6th Addition; approved the intersection realignment of Hadley Avenue and 65th Street, which would straighten out the intersection and tie Hadley Avenue into the roadway improvements related to Timber Ridge 6th Addition; approved the architectural design alternatives for the new well house for Well No. 11 in Highlands Park; received an update on the fire-damaged property at 7715 Iverson Avenue; received a response to an open forum item regarding a property on 77th Street where a manufactured home had been built; and approved revisions to the landscaping plans for the Oak Park Commons project at 7420 – 80th Street, which would allow the removal of more trees, but they did not give the developer a break on tree mitigation.

McCool reported that at the November 19 meeting, the Council directed staff to start the abatement process for the property at 8724 – 95th Street, which has been in violation of the city's nuisance ordinance due to excess boat storage and other exterior storage issues, and to assess those costs to the property owner; approved a variance to the density limitations for the property at 7641 – 113th Street, but tabled the setback variance application for further information on the exact site and construction details for the proposed house and directed that the Planning Commission hold another public hearing on the application; approved the earth berm and mining permit applications for Aggregate Industries with no changes to the recommendations that the Planning Commission made; and held a workshop on the Capital Improvements Program.

9.2 Committee Reports

None.

9.3 Planning Commission Requests

Reese noted that the new BP sign at the Jamaica Amoco looks taller and larger than the previous Amoco sign and asked how it relates to the sign ordinance that was recently amended. McCool responded that he would look into the sign package for BP and report back to the Commission in December.

Severson asked how many new single family homes have been built in 2003 versus 2002 and what the expected number is for 2004. McCool responded that the number of building permits issued in 2003 is down slightly from 2002. He stated that 232 building permits for

residential dwellings were issued in 2002 and so far in 2003, the city has issued 207 building permits.

Severson asked about a secondary access out of the Kohls parking lot, which was discussed during the application process. He recalled that at the time, this access would not be feasible due to the size of the slope in that area. He noted that as grading and construction have commenced, he does not see that sloping would be an issue on that side of the property and asked if the issue of a secondary access point could be revisited. Willhite agreed with Severson. McCool responded that there is an 8 percent grade in that area, which would be very similar to the Rainbow exit onto East Point Douglas Road by McDonald's, and the city would not accept that type of grade down to a public roadway. Severson reiterated that a back entrance should have been included and he believes that there will be traffic problems in the future.

Bailey stated that the City Council would like to have a joint meeting with the Planning Commission regarding the East Ravine planning process following their December 17 meeting. McCool stated that staff would send information about this meeting to the Commission and Council in a timely fashion.

Bailey asked for an update on the Cottage Square redevelopment. McCool stated that the City Council adopted an agreement with a developer for the Cottage Square Mall area. He explained that the mall and two small buildings on the property would be demolished, and the redevelopment would include office and retail buildings with senior housing above. Stormwater detention would be provided on the property, and the conceptual plans show that the existing accesses would be utilized for this project. He stated that there are no plans for acquisition of residential properties in the area. The property is in the city's tax increment financing district and the developer would need to enter into another agreement with the city as it relates to TIF. He explained as it relates to concerns by current tenants that they have not received any details on the redevelopment project that it is currently only a buyer-seller negotiation at this point in time. The developer asked if the city would be willing to provide for tax increment financing for redeveloping the property and the city agreed. He stated that the Planning Commission will need to review and hold public hearings on the development plan, which should happen in the beginning of 2004, to allow for spring construction of the project.

Severson asked about the proposed senior housing project on the corner of 70th Street and Hinton Avenue. McCool responded that a project has been proposed for the property but there may need to be some boundary line relocations, which would require an amendment to the approved Planned Unit Development. He stated that this would then have to come back for review and public hearing by the Planning Commission. Severson then asked if senior housing was part of the project located at Hadley Avenue and 100th Street. McCool responded that that is the Mississippi Dunes Estates project, which includes single-level patio and twin homes. Bailey stated that the senior housing component was removed by the developer. Severson commented that senior housing projects should be managed within the demographics of Cottage Grove so there is not an overabundance in the city.

McCool reported that on November 14, three Councilmembers, two consultants, and two Planning staff members toured various projects in the metropolitan area and on November 22, members of the East Ravine Citizens Advisory Team and the city's standing commis-

sions took the same tour. He explained that tour was merely to look at other types developments that are occurring outside Cottage Grove, but these projects are not necessarily being supported or encouraged, but the various elements were put on the table for discussion. He displayed pictures of those developments and explained some of the amenities and elements that make them different from what has been built in Cottage Grove, such as street width, varying setbacks, size of boulevard trees, sidewalks, and color schemes for the homes. He stated that the consultant would like to discuss those types of issues with the Planning Commission and City Council so they could get some direction as to what things would and would not be acceptable.

9.4 Response to Planning Commission Inquiries

None.

Adjournment

Willhite made a motion to adjourn the meeting. Booth seconded. Motion passed unanimously and the meeting adjourned at 7:47 p.m.