

**ROSEMOUNT PLANNING COMMISSION
REGULAR MEETING PROCEEDINGS
MARCH 6, 2024**

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Pursuant to due call and notice thereof a regular meeting of the Planning Commission was held on Wednesday, March 6, 2024, at 6:30 PM. in Rosemount Council Chambers, 2875 145th Street West.

Chairperson Kenninger called the meeting to order with Commissioners Hebert, Reed, Rivera, Thiagarajan, and Whitman.

Staff present included the following: Community Development Director Kienberger, Public Works Director Egger, Planner Hogan, and Community Development Technician Grant.

ADDITIONS TO AGENDA

None.

AUDIENCE INPUT

None.

CONSENT AGENDA

Motion by Kenninger **Second by** Reed

Motion to approve the Consent Agenda.

Ayes: 6.

Nays: None. Motion Carried.

- a. Minutes of the January 23, 2024 Regular Meeting
- b. Request by Maplewood Development for Approval of the Amber Fields 16th Addition Final Plat
- c. Request by Spectro Alloys Corp for Approval of the Spectro Alloys 3rd Addition Final Plat

OLD BUSINESS

- a. Request by Independent School District 196 for approval of a rezoning of the site from AG-Agricultural to R1-Low Density Residential, minor subdivision, conditional use permit, and site plan review for an elementary school to be constructed on site.
Planner Hogan continued to present the application from Independent School District (ISD) 196 for approval of rezoning, a minor subdivision, a conditional use permit, and site plan review for construction of a new elementary school.

Commissioner Comments

Commissioner Reed expressed concern and asked about traffic controls and crosswalk safety plans, processes, and expectations. Planner Hogan deferred to the Public Works (PW) Director, Egger. Egger walked the commissioners through the process prior to the school opening, in which the City would work with the school and Dakota County to determine what's appropriate pertaining to safety and traffic accommodations. Egger noted that the city can advocate for certain accommodations for County and City roads, and that enhanced crosswalks are expected. Commissioner Hebert asked how it was determined that traffic wouldn't be too impacted at the Bonaire Path and Akron Avenue intersection. PW Director Egger said that the various aspects, in addition to the school, are considered in determining traffic levels. Chair Kenninger asked if the study done by the City would account for recent developments in the surrounding area, such as the apartments and Life Time. Egger confirmed that the study does include recent and upcoming developments to determine traffic levels.

Scott McQueen, Wold Architects and Engineers - 332 Minnesota St Saint Paul, MN 55101

Chair Kenninger asked about the results of the traffic study, their meaning, and nearby communities with students. McQueen clarified the traffic study was done by a separate company. McQueen noted that schools often operate in off-peak hours and that students in near neighborhoods will be offered transportation by bus. Chair Kenninger asked if students who lived in the northern and eastern communities would be given the option to get to school via bus. McQueen verified that students in those communities will be transported by bus. Commissioner Hebert asked if there will be screening or fencing between the school and the railroad tracks. McQueen answered that nothing is proposed as of yet and noted that the tracks are elevated and surrounded by a row of trees and stormwater management. Commissioner Rivera expressed appreciation for the Planning Commission and ISD 196's discussion and cooperation on safety and traffic. Commissioner Reed recommended City Council to ask further about safety and for examples of hypothetical, safety accommodations.

Motion by Reed Second by Hebert

1. **Motion** to recommend the City Council approve a Zoning Map amendment to rezone the site from AG-Agricultural to R1 – Low Density Residential.

Ayes: 6.

Nays: None. Motion Carried.

Motion by Reed Second by Hebert

2. **Motion** to recommend the City Council approve the minor subdivision for Rosemount School District Third Addition, subject to all conditions approved as part of the City's site and building design review for the project.

Ayes: 6.

Nays: None. Motion Carried.

Motion by Reed Second by Hebert

3. **Motion** to approve the site plan and building design to allow Independent School District 196 to construct a new elementary school on Rosemount School District Third Addition, subject to the following conditions:

- a. Approval of the Rosemount School District Third Addition minor subdivision.
- b. The traffic study must be updated to address city staff and reviewer comments and completed prior to City Council approval.
- c. ISD 196 will be required to undertake a supplemental and more detailed examination of pedestrian safety solutions in the immediate area, working in partnership with the City and Dakota County. Solutions which are found to be warranted will need to be in place prior to the school opening.
- d. Conformance with all conditions of the City Engineer as outlined in the memo dated January 15, 2024, and associated stormwater review memo dated January 16, 2024.
- e. Applicant will need to verify that lumens on the photometric plan do not exceed .05 at residential property lines prior to City Council approval.
- f. Conformance with the requirements of the Parks and Recreations Director contained within the memo dated January 17, 2024.
- g. Site signage shall require a separate sign permit and meet the requirements of signs in the PI zoning district.
- h. Light fixtures within 100 feet of a residential property line shall be no higher than 20 feet.

Ayes: 6.

Nays: None. Motion Carried.

Motion by Reed Second by Hebert

4. **Motion** to recommend the City Council approve a Conditional Use Permit for an elementary school to be located on the Rosemount School District Third Addition subject to all conditions approved as part of the City's site and building design review for the project.

Ayes: 6.

Nays: None. Motion Carried.

PUBLIC HEARINGS

NEW BUSINESS

None.

DISCUSSION

Community Development (CD) Director Kienberger verified that action on the zoning code update will be taken at the next Planning Commission meeting on March 18th. Kienberger shared that the update includes cleaning up the text, eliminating any contradictions, and adjusting standards to be in-line with what's already being approved by Planning Commission. Chair Kenninger thanked Commissioners Thiagarajan and Hebert for their time on the Planning Commission since their term ends after the March 18th meeting. Chair Kenninger recognized CD Technician Grant for organizing and planning the 2024 Community Expo that was held on March 2nd.

ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 7:03 p.m.

Respectfully submitted,

Alysha Grant
Community Development Technician