ROSEMOUNT PLANNING COMMISSION
REGULAR MEETING PROCEEDINGS
APRIL 23, 2024

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Pursuant to due call and notice thereof, a regular meeting of the Rosemount Planning Commission was held on Tuesday, April 23, 2024, at 6:30 PM. in Rosemount Council Chambers, 2875 145th Street West.

Vice-Chair Reed, acting as Chair, called the meeting to order with Commissioners Whitman, Ellis, Beadner, and Buggi. Chair Kenninger and Commissioner Rivera were absent.

Staff present included the following: Community Development (CD) Director Kienberger, Senior Planner Nemcek, Planner Hogan, and CD Technician Grant.

a. Oath of Office / Appointment and Re-appointment of Planning Commissioners

City Clerk Fasbender gave the Oath of Office to appoint Commissioners Beadner, Buggi, and Ellis, and to re-appoint Vice-Chair Reed.

ADDITIONS TO AGENDA

None.

AUDIENCE INPUT

None.

CONSENT AGENDA

Motion by Reed **Second by** Whitman

Motion to approve the Consent Agenda.
Ayes: 5.
Nays: None. Motion carried.

a. Minutes of the March 18, Regular Meeting

OLD BUSINESS

PUBLIC HEARINGS

a. Request by Enclave Companies for approval of a rezoning of the subject property from R4 PUD to R3 PUD and a major amendment to the Amber Fields Planned Unit Development to construct 132 townhomes on Lot 1 Block 1, Amber Fields 6th Addition. **The applicant has requested that this item be continued to the next meeting.**

The Public Hearing opened at 6:35 p.m.

Motion by Reed **Second by** Whitman

Motion to continue the Public Hearing to the next Planning Commission meeting.

Ayes: 5.

Nays: None. Motion Carried.

b. Requests by First State Bank of Rosemount and Akron 42 LLC for the approval of preliminary and final plats to subdivide land on the north side of CSAH 42 and west of Akron Avenue.

Senior Planner Nemcek presented the request by First State Bank of Rosemount and Akron 42, LLC to subdivide land north of County Road 42 and west of Akron Avenue.

Commissioner Comments

Commissioner Ellis confirmed with Senior Planner Nemcek that the acreage accurately reflects the entire plat area. Commissioners Whitman and Buggi asked about the fee-in-lieu and park dedication fees. Nemcek clarified that the fee-in-lieu would be addressed during the building permit process, prior to the issuance of a certificate of occupancy, involving negotiation between the property buyer and seller. Furthermore, Nemcek explained that park dedication and development fees are collected as part of the county recording or building permit procedures.

The Public Hearing opened at 6:46 p.m.

Motion by Reed **Second by** Beadner

Motion to close the Public Hearing.

Ayes: 5.

Nays: None. Motion carried.

The Public Hearing closed at 6:47 p.m.

Motion by Reed **Second by** Ellis

Motion to recommend the City Council approve the preliminary and final plats for Prestwick Place 25th Addition, subject to the following conditions:

1. Approval of a subdivision agreement.
2. Payment of all required development fees, including park dedication fees and trunk area charges.

Ayes: 5.

Nays: None. Motion Carried.

Motion by Reed **Second by** Buggi

Motion to recommend the City Council approve the preliminary and final plats for First State Bank of Rosemount, subject to the following conditions:

1. The applicant shall update the plat to change the plat name from First State Bank of Rosemount to Prestwick Place 26th Addition.
2. Approval of a subdivision agreement.
3. Payment of all required development fees, including park dedication fees and trunk area charges.

Ayes: 5.
Nays: None. Motion Carried.

c. Request by Northern States Power (Xcel Energy) for approval of a PUD Final Site and Building Plan to construct an electrical substation.

CD Technician Grant presented the final site and building plan from Xcel Energy to construct an electrical substation within the Project Bigfoot PUD.

Commissioner Comments

Chair Reed asked how the substation's fencing compares to any other substations that are located within Rosemount. Senior Planner Nemcek shared that there is another substation close to Flint Hills Resources, and the fencing of the proposed substation likely has more screening compared to the other substation.

The Public Hearing opened 7:07 p.m.
Kirstin Sersland, Xcel Energy
Jake Andre, Xcel Energy
Marcus Green, ERM
Chair Reed asked about the electromagnetic field (EMF) radiation levels associated with the substation. Sersland clarified that the EMF levels were of greater concern to Project Bigfoot compared to the substation itself, noting that the Minnesota Pollution Control Agency (MPCA) regulates Xcel Energy to monitor EMF levels. Sersland noted the high-security fencing surrounding the substation is designed to enhance privacy and prevent unauthorized access by both animals and humans. Commissioner Beadner requested clarification on the presence of two substations within the Project Bigfoot Planned Unit Development (PUD) adjacent to the proposed substation, as well as whether the substation would serve the City of Rosemount. Sersland elaborated on the interconnection of the proposed substation with the other private substation, and how the connected transmission line links to other substations and feeders, ultimately providing power to Rosemount.

Commissioner Whitman inquired about the potential integration of renewable energy sources associated with the substation. Sersland explained that while the incoming electricity is not renewable, further details regarding renewable energy pertain more to Project Bigfoot. Andre expanded on Xcel Energy's ongoing sustainability and renewable energy initiatives. Commissioner Buggi inquired about the timeline for transferring the Stormwater Pollution Prevention Plan (SWPPP) from Project Bigfoot to Xcel Energy, and the process involved. Green clarified that the SWPPP will transfer during the grading permit process, dependent on Xcel Energy's determination of Project Bigfoot's satisfactory completion of the SWPPP for the entire site.

Motion by Reed **Second by** Ellis
Motion to close the Public Hearing.
Ayes: 5.
Nays: None. Motion Carried.
The Public Hearing closed at 7:08 p.m.

Motion by Whitman **Second by** Beadner

Motion to approve the Final Site and Building Plan to allow Xcel Energy to construct an electrical substation, subject to the following conditions:
1. Conformance with the standards of the Project Bigfoot Planned Unit Development (PUD) agreement.
2. Conformance with all comments contained in the engineer's memo dated November 22, 2023.
3. Applicants shall obtain any required building permits.
4. Compliance with any requirements of the Minnesota Public Utilities Commission (PUC).

Ayes: 5.
Nays: None. Motion Carried.

d. Request by KJ Walk, Inc for Preliminary and Final Plat approval for Rosewood Commons 3rd Addition.

Planner Hogan presented the request by KJ Walk to plat five buildable commercial lots and one outlot in anticipation of future commercial development within the Rosewood Commons Third Addition.

Commissioner Comments

Chair Reed asked the status of potential medium-density residential development plans located north of the memory-care facility. Planner Hogan stated that the City has not received any updated plans for development of that area. Senior Planner Nemcek deferred to the applicant to provide further details regarding the approved buildable lots within the Planned Unit Development (PUD). Chair Reed and Commissioner Ellis asked about traffic flow and planning for higher traffic as development progresses. Planner Hogan provided insights into how traffic-related concerns will be addressed collaboratively by both the City and the County. Nemcek added that moving forward, there are plans to reconfigure the intersection into a three-quarter intersection rather than a full intersection.

The Public Hearing opened at 7:18 p.m.

Luke Israelson, KJ Walk, Inc. - 14738 Lyndall Ln NE Prior Lake, MN

Israelson shared that a building permit is being submitted for Lot 7 the following week, with plans to start building the first apartment building in summer, 2024.

Motion by Reed **Second by** Ellis

Motion to close the Public Hearing.

Ayes: 5.
Nays: None. Motion Carried.

The Public Hearing closed at 7:19 p.m.

Motion by Buggi **Second by** Whitman

Motion to recommend the City Council approve the Preliminary and Final Plats for Rosewood Commons Third Addition, subject to the following conditions:
1. Execution of a Subdivision Agreement.
2. Payment of all required development fees, including park dedication fees and

trunk area charges.
Ayes: 5.
Nays: None. Motion Carried.

e. Request by KJ Walk, Inc for Preliminary and Final Plat approval for Rosewood Center 2nd Addition.

Planner Hogan presented the request by KJ Walk to subdivide two existing outlot into five buildable lots and one outlot in anticipation of future commercial development within the Rosewood Center 2nd Addition.

Commissioner Comments
Chair Reed confirmed that outlot A is not buildable, and asked if there is potential for additional landscaping and buffering to screen from adjacent residential neighborhoods. Planner Hogan stated that outlot A landscaping would not change.

The Public Hearing opened at 7:27 p.m.
Luke Israelson, KJ Walk, Inc. - 14738 Lyndall Ln NE Prior Lake, MN
Israelson shared enthusiasm for purchase agreements and building permits starting to come forward. Israelson noted that outlot A has been deeded to the City, therefore there is less flexibility for additional landscaping and buffering enhancements.

Motion by Reed **Second by** Beadner
Motion to close the Public Hearing.
Ayes: 5.
Nays: None. Motion Carried.
The Public Hearing closed ar 7:29 p.m.

Motion by Beadner **Second by** Ellis
Motion to recommend the City Council approve the Preliminary and Final Rosewood Center Second Addition Plats, subject to the following conditions:
1. Execution of a Subdivision Agreement.
2. Incorporation of any easements necessary to accommodate drainage, ponding, trails, underpasses, conservation areas, streets and utilities.
3. Payment of all required development fees, including park dedication fees and trunk area charges.
Ayes: 5.
Nays: None. Motion Carried.

NEW BUSINESS

None.

DISCUSSION

CD Director Kienberger announced that Rosemount was honored with the City of the Year award at the Minnesota Real Estate Awards Banquet. Additionally, Kienberger acknowledged

Eric Van Oss, Rosemount's economic development coordinator, as a finalist for the Economic Developer of the Year award.

ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 7:33 p.m.

Respectfully submitted,

Alysha Grant
Community Development Technician