

**ROSEMOUNT PLANNING COMMISSION
REGULAR MEETING PROCEEDINGS
JUNE 25, 2024**

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Pursuant to due call and notice thereof a regular meeting of the Planning Commission was held on Tuesday, June 25, 2024, at 6:30 P.M. in Rosemount Council Chambers, 2875 145th Street West.

Chairperson Kenninger called the meeting to order with Commissioners Reed, Ellis, Rivera, Buggi, Whitman, and Beadner.

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

The Pledge of Allegiance was said.

ADDITIONS TO AGENDA

None.

AUDIENCE INPUT

None.

CONSENT AGENDA

Motion by Kenninger **Second by** Reed

Motion to approve the Consent Agenda.

Ayes: 7.

Nays: None. Motion Carried.

- a. Minutes of the May 28th, 2024 Regular Meeting

OLD BUSINESS

PUBLIC HEARINGS

- a. Request by Maplewood Development for preliminary and final plat approval for Amber Fields 17th Addition to create 99 single-family lots.

CD Technician Grant presented the application from Maplewood Development to create 99 single-family lots for Amber Fields 17th Addition.

Commissioner Comments

Commissioner Reed asked for clarification on the caliper inches required of the Planned Unit

Development (PUD). CD Technician Grant elaborated that there would be 10 caliper inches added to mitigation measures. Senior Planner Nemcek commented that the central park area will have a majority of the required trees for the Amber Fields development.

The Public Hearing opened at 6:38 p.m.

The Public Hearing closed at 6:38 p.m.

Motion by Kenninger Second by Reed

Motion to close the Public Hearing.

Ayes: 7.

Nays: None. Motion Carried.

Motion by Beadner Second by Ellis

Motion to recommend the City Council approve the Preliminary and Final Plats for Amber Fields 17th Addition, subject to:

1. Execution of a subdivision agreement
2. Conformance with all requirements of the City Engineer as detailed in the attached memorandum dated June 20, 2024
3. No structures are allowed within any easement areas.
4. Payment of \$39,270 as a landscape surety
5. Compliance with the conditions and standards within the Parks and Recreation Director's memorandum dated June 14, 2024.
6. Payment of trunk area charges in the amount of:

1. Sanitary Sewer Trunk Charge: \$1,075/acre
2. Watermain Trunk Charge: \$6,500/acre
3. Storm Sewer Trunk Charge: \$6,865/acre

Ayes: 7.

Nays: None. Motion Carried.

- b. Amendment to the Conditional Use Permit for Place of Worship in the R1-Low Density Residential Zoning District at 2058 Bonaire Path West.

Senior Planner Nemcek presented the request to amend the Conditional Use Permit for Al-Madina Association.

Commissioner Comments

Commissioner Reed asked if there were any planned along Birchwood Avenue in addition to the current safety poles set out to slow down traffic. Senior Planner Nemcek deferred to City engineering staff and the traffic safety committee. Nemcek noted that Community Development is trying to extend Biscayne North from Connemara Trail up to Bonaire Path. Commissioner Beadner verified with Senior Planner Nemcek that paved parking is provided in addition to proof of parking within the site plan.

The Public Hearing opened at 6:49 p.m.

The Public Hearing closed at 6:50 p.m.

Motion by Kenninger Second by Ellis

Motion to close the Public Hearing.

Ayes: 7.

Nays: None. Motion Carried.

Motion by Buggi Second by Reed

Motion to recommend the City Council approve the amended Conditional Use Permit for a Place of Worship at 2058 Bonaire Path West, subject to the following conditions:

- a. The applicant shall apply for and receive all required building permits and approvals to construct a place of worship.
- b. The applicant shall remove the existing garage prior to the city issuing certificates of occupancy for the place of worship building.
- c. The site shall be connected to municipal sewer and water.
- d. The driveway shall be widened to 20' to accommodate emergency apparatus, and the parking plan shall be amended to provide a turnaround that will accommodate emergency apparatus.
- e. The parking lot shall be paved and striped in accordance with Section 11-6-1: Off Street Parking Requirements and expanded as needed to avoid parking on side streets.
- f. The use shall conform with the following requirements:

1. All structures must comply with State building Code, State Fire Code, Mechanical Code, Energy code, Plumbing Code, Electrical code, and Accessibility codes.
2. The property must comply with all applicable City Code provisions.
3. Driveway width access road 20' minimum.
4. Fire Department turn-around 150' Max
5. Address required to be visible from right of way.
6. Non-compliant septic systems are required to be removed.
7. Connection to City sewer and water is required.

Ayes: 7.

Nays: None. Motion Carried.

- c. Variance request by Nick Reitberger to reduce the side yard setback standard for surface parking and driveways and to increase the maximum lot coverage standard to allow for an existing driveway extension to remain on the property.

Planner Hogan presented the variance application by Nick Reitberger as it pertains to his driveway extension.

Commissioner Comments

Commissioners and City staff discussed hypothetical next steps if the variance was denied, the background and history of the request, and the interpretation of the five findings required to approve a variance. Commissioner Whitman asked what the purpose is of the easement area.

Planner Hogan shared that the easement area is open for utilities and drainage. Keinberger noted that the City's Engineering department is happy to consult with residents to offer alternatives, resources, and expertise for any drainage issues. Commissioner Whitman expressed concerns that there was not enough information in the record to make a decision regarding whether the "unique circumstances" criterion had been met.

The Public Hearing opened at 7:06 p.m.

Nick Reitberger - 3574 152nd Street West Rosemount, MN 55068

The applicant, Nick Reitberger elaborated on the circumstances and the background of the installed driveway extension for drainage purposes. Reitberger stated that the concrete helps the water run more swiftly down to the curb and storm drains, in which the applicant has not had any mold issues since the installation.

Robert Bade - 3592 152nd Street West Rosemount, MN 55068

Bade shared that he had no objection to the installed driveway extension and variance request.

Steven Watrud - 9070 97th Ct E Inver Grove Heights, MN 55076

Watrud shared he helped Reitberger install the driveway and supported the purpose of the driveway extension for drainage.

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

Motion by Kenninger Second by Reed

Motion to close the Public Hearing.

Ayes: 7.

Nays: None. Motion Carried.

Motion by Reed Second by Buggi

Motion to adopt a resolution denying a variance from the R1-Low Density Residential Maximum Lot Coverage Standard and Off-Street Parking and Loading Standard to reduce the minimum side yard setback requirement from 5-feet to 0-feet and to increase the maximum lot coverage standard from 30% to 37% for an existing driveway extension to remain on the property at 3574 152nd Street West.

Ayes: 6.

Nays: 1. Motion Carried.

- d. Request by Wayne Transports for approval of a Site Plan Review to construct an addition to an existing office building at 14345 Conley Avenue.

Senior Planner Nemcek presented the Wayne Transports site plan for the Planning Commission to review.

Commissioner Comments

Chair Kenninger and Commissioner Reed both expressed approval of the new addition to Wayne Transports.

The Public Hearing opened at 7:54 p.m.
The Public Hearing closed at 7:54p.m.

Motion by Kenninger Second by Beadner

Motion to close the Public Hearing.

Ayes: 7.

Nays: None. Motion Carried.

Motion by Kenninger Second by Whitman

Motion to approve the Site Plan for a 5,240 square foot addition to the existing office building at 14345 Conley Avenue subject to the following conditions:

1. The applicant or property owner shall apply for and receive all required building permits.
2. Conformance with all requirements of the City Engineer as detailed in the attached Engineer's review memo dated June 12, 2024.

Ayes: 7.

Nays: None. Motion Carried.

- e. Request by My Credit Union for approval of a PUD Final Site and Building Plan and a Conditional Use Permit for drive-through facilities.

Planner Hogan presented the application from My Credit Union requesting approval for a Planned Unit Development (PUD) final site and building plan and a Conditional Use Permit (CUP).

Commissioner Comments

Commissioner Ellis asked for clarification on the minor amendment as a condition of approval and terminology. Commissioners asked about traffic circulation and the stacking spaces for the drive-through. Planner Hogan demonstrated that traffic would be circulating counter-clockwise coming south off of 149th Street into the site. Hogan noted that First State Bank of Rosemount was recently approved to waive the six-stacking spaces minimum to four stacking spaces, similar to the proposal by My Credit Union. Chair Kenninger asked about the exterior building colors and if the applicant had considered reducing the parking further since it greatly exceeds the required standards. Planner Hogan deferred to the applicant.

The Public Hearing opened at 8:09 p.m.

Greg Worthen, My Credit Union President - 9550 Lyndale Ave S Bloomington, MN 55420

Worthen elaborated that parking can be reduced further to increase green space and that the exterior stone is a mix of earth tones versus the stark white the 3D rendering shows.

Josh Longo, HTG Architects - 1010 Mainstreet, Suite 100, Hopkins, MN 55343

Longo addressed the 3D renderings and the exterior appearance of the building materials.

Longo noted that HTG Architects will work closely with City Staff to determine the amount of parking to be provided.

John Debettignies, My Credit Union - 13407 Daffodil Path Rosemount, MN 55068

Debettignies shared that very rarely are the stacking spaces full or backed up, stating that the

last time he saw a back-up was during the COVID-19 pandemic in which the main office was closed to visitors. Debettignies noted the third lane will be for an ATM, with the option to convert it to a third drive-up stall if needed in the future.

The Public Hearing closed at 8:19 p.m.

Motion by Kenninger Second by Reed

Motion to close the Public Hearing.

Ayes: 7.

Nays: None. Motion Carried.

Motion by Kenninger Second by Beadner

Motion to approve the Planned Unit Development Final Site and Building Plan for My Credit Union to construct a financial institution, subject to the following conditions.

1. Approval of a Conditional Use Permit for drive-through facilities.
2. Recording of the Rosewood Commons 3rd Addition Plat with Dakota County prior to the issuance of a building permit.
3. The applicant shall update the landscape plan to provide the required amount of parking lot landscaping.
4. Applicant shall work with staff to verify lumens identified on the photometric plan do not exceed 1.0 lumens at non-residential property lines.
5. Non-essential lighting shall be turned off after business hours.
6. Payment of \$16,920 in lieu of park land dedication, to be collected with the building permit fee.
7. Compliance with all comments and requirements of the City's engineer detailed in the Engineer's Memo dated June 12, 2024.

Ayes: 7.

Nays: None. Motion Carried.

Motion by Kenninger Second by Buggi

Motion to recommend the City Council approve a Conditional Use Permit allowing drive-through facilities for My Credit Union, subject to the following conditions:

1. Approval by the City Council of a minor amendment to the Rosewood Commons PUD reducing the minimum stacking spaces from 6 per drive-through lane to 4.
2. Public address systems and ordering speakers shall not be audible at the property lines.

Ayes: 7.

Nays: None. Motion Carried.

NEW BUSINESS

None.

DISCUSSION

ADJOURNMENT

There being no further business to come before the Planning Commission at the regular meeting, the meeting was adjourned at 8:22 p.m.

Respectfully submitted,

Alysha Grant
Community Development Technician