

**ROSEMOUNT PLANNING COMMISSION  
REGULAR MEETING PROCEEDINGS  
MARCH 17, 2025**

**CALL TO ORDER/PLEDGE OF ALLEGIANCE**

Pursuant to due call and notice thereof a regular meeting of the Planning Commission was held on Monday, March 17, 2025, at 6:30 PM. in Rosemount Council Chambers, 2875 145th Street West.

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

Staff present included the following; Community Development (CD) Director Adam Kienberger, Senior Planner Anthony Nemcek, Planner Julia Hogan, and CD Technician Liz Kohler.

The Pledge of Allegiance was said.

**ADDITIONS TO AGENDA**

None.

**AUDIENCE INPUT**

None.

**CONSENT AGENDA**

Chairperson Kenninger noted that the minutes should start including a record of who was absent and stated that Kohler had made the alteration to the February 25, 2025, minutes.

**Motion by Kenninger Second by Buggi**

**Motion** to approve the minutes

**Ayes: 5.**

**Nays: None. Motion Carried.**

- a. Minutes of the February 25, 2025 Regular Meeting Minutes

**OLD BUSINESS**

None.

**PUBLIC HEARINGS**

- a. Request by Independent School District 196 for a Site Plan and Building Design Review for a proposed expansion and renovation to the existing Rosemount High School.

Planner Hogan presented on a request by Independent School District 196 for a site plan and building design review for a proposed expansion and renovation to the existing Rosemount High School. The

school district referendum in 2023 included improvements or expansions on existing schools, which included Rosemount High School. Their proposed project includes a new activity center and an expansion of the existing building with a three-story classroom addition which will increase student capacity by 300 students. It also includes a new parking lot in front of the activity center and renovations to the existing building to improve the kitchen, courtyards, student center, and accessibility to the library.

Hogan presented the site location and mentioned that there is a new elementary school and middle school being built, but the additions will be to the existing high school. The project meets all minimum standards of the public institutional zoning district. She discussed parking and access, indicating that the parking does currently meet the parking requirements for secondary schools. The additions will require more parking, which will be met by the new parking lot. She noted that MnDOT will be placing a roundabout in 2025, starting in the summer and should be completed by the fall.

She also presented the landscaping plan and stated that all minimum requirements would be met with the project, including tree replacements. Hogan presented site lighting plans and noted that the plans do meet all city requirements. She showed the architectural elevations, floor plans, and renderings. Staff recommended approval.

Commissioner Reed asked about the parking requirements and asked if there was an expected increase in the student population since parking already seemed to be an issue. Hogan indicated that the question should be asked of the applicant. Commissioner Reed also asked about the construction of the roundabout and if there is a way to address any backup during that construction. Hogan responded that conversations are ongoing between the city and MnDOT about the traffic on highway 3. Commissioner Reed asked if there was anything that would be changed with drop-off or pickup to alleviate the traffic. Hogan replied that the school did make some adjustments in 2017 to move bus traffic toward Chili Avenue. Commissioner Reed asked about the phasing of the project in correlation with the roundabout. Hogan responded that the applicant would have a better idea of the phasing plan.

Commissioner Rivera asked how the code requirements for parking were made. Hogan responded that the consultants that were brought in and used the standards of other cities for parking in secondary schools. Commissioner Beadner asked if the old code requirements would have been met if they were still in effect. Hogan replied that it would. Nemcek noted that the city is aware of the parking issues and said that it would be good to hear from the school district on student population.

Commissioner Buggi asked if there was going to be access to the school through the activity center and if that might cause traffic issues. Staff noted that it would be helpful to have the school district comment on that matter.

Chairperson Kenninger opened the public hearing.

**Pete Roback**  
**12820 Biscayne Ave W**

Roback stated that the main priority of the school district is a safe intersection for teenage drivers, and they believe the roundabout should increase safety for those students. He also stated that the previous enrollment of 2500 students have decreased by about 350 students due to creating new boundaries for school attendance. He stated that all seniors were able to get parking and most, if not all juniors with a

lottery for tenth grade students. He added that there is also plenty of staff parking.

Chairperson Kenninger asked if there were any options regarding the flow of traffic onto Highway 3. Roback responded that they have been having conversations with MnDOT about that. Roback also stated that the main entrance is the only entrance that students can go through, and they will not be able to enter through the activity center, so it shouldn't cause much backup. Commissioner Reed asked if it was possible to add another lane to the road coming off 142nd St W that would allow for one lane to go toward the parking lot and the other to the drop off lane. Roback replied that they are open to looking at options, but congestion may be inevitable right before or after school hours.

Commissioner Beadner asked what the expected timeline is for the project. Roback replied that they are hoping to do some preliminary work in May and the roundabout is expected to begin construction on June 9. The roundabout is expected to be completed by the time school reopens in the fall. The rest of the project should be completed in two and a half to three years. Commissioner Beadner asked about the decision to add a skyway. Roback identified that there was an issue with service lines going through that area.

**Todd Franz**

**13942 South Robert Trail**

He stated that the traffic coming out of the community center has intensified over the last couple of years. He stated that he has seen several accidents on this section of Highway 3.

**Nicole Benson**

**14038 Burgandy Ave**

Benson stated that she is concerned about the traffic as well, especially as it relates to left-hand turns into the community center and if that will back up traffic into the roundabout. She stated that the idea of adding 60 more cars could cause problems.

**Kathy Tousignant**

**3581 143rd St W**

She is concerned about the timeline for the project and where parking for the construction crew will be and voiced concerns about Chili Avenue. She stated that students had been parking on their street for a long time and once it became bad, the parking on the street was removed. She also said that there are issues with speeding and students stopping at stop signs. She asked what was being monitored for traffic and if the neighborhood would be reopened for parking.

**Cindy Gibson**

**3520 143rd St W**

She said she is excited to see the expansion but shares a lot of concerns with Tousignant about traffic and parking. She also stated concerns about the roundabout not being done before the school year and traffic being directed toward Chili Avenue.

Roback returned to the podium. Chairperson Kenninger asked if the 60 parking stalls would be used for student parking and where construction crews would be parking. Roback responded that the equipment for the construction would be in the location of the proposed parking lot. He said that most of the heavy construction won't begin until after the roundabout is completed. He noted that the roundabout would be placed one to two years before the parking lot will go in. He stated that the school is still

trying to decide if those stalls will be used for student parking and that it will likely be determined by how the roundabout works.

Commissioner Beadner asked if there had been any consideration of adding a third access road. Roback stated that there have been conversations, but there are concerns from engineering. Commissioner Rivera asked about road closures during the roundabout construction. Roback confirmed that during construction Chili Avenue would be the only access to the high school.

**Motion by Kenninger Second by Reed**

**Motion** to close the public hearing

**Ayes: 5.**

**Nays: None. Motion Carried.**

Chairperson Kenninger asked about staff direction on traffic and providing information to residents about the topic. Kienberger responded that there are many moving parts to the project and there have been a lot of conversations regarding student parking and the overflow. He shared that there is always constant dialogue between the school and the city, as well as with the police department. He also noted that South Robert Trail is a state highway and therefore a MnDOT project, so the city does not have a lot of control over the roundabout project. Chairperson Kenninger asked if staff knew what was being monitored in the area around the school by the monitors that the resident had mentioned. Kienberger responded that he did not know, but they could follow up with public works or the police department.

Commissioner Reed indicated that he was excited about the plans but thought this would be a good time to identify concerns about traffic. Chairperson Kenninger asked who residents could reach out to with concerns about Highway 3. Kienberger responded that MNDOT has a website that may have more information but stated that the city's public works department could also be a helpful resource.

**Motion by Beadner Second by Reed**

**Motion** to approve the site plan and building design to allow Independent School District 196 to renovate and expand the existing Rosemount High School, subject to the following conditions:

1. Conformance with all conditions outlined in the City's engineering and stormwater management standards prior to the issuance of a building permit.
2. The applicant must make payment of any required sewer connection charges due to the building additions and expansions as determined by the Metropolitan Council prior to the issuance of a building permit.
3. Submission of a landscape security equal to one hundred and ten percent (110%) of the total cost of plantings.
4. Any signage shall require a separate sign permit and meet the requirements of signs in the PI zoning district.
5. Exterior lighting poles shall not exceed 30 feet in height.

**Ayes: 5.**

**Nays: None. Motion Carried.**

- b. Request by Kamal Omar and Appro Development for approval of a Site Plan Review

### and Conditional Use Permit

Senior Planner Nemcek presented on a request by Kamal Omar and Appro Development for approval of a site plan review and conditional use permit. The project will be an automotive repair shop and office space which is a conditional use in the B-2 district. He stated that the site plan proposes reconfiguring stormwater ponds to a shape that is more conducive to development, requires the vacation of certain easements, and generally meets the requirements of the city code. He showed the site location and site plan. He also showed a survey to better see the stormwater ponding. The project meets the zoning site standards and exceeds the parking standards. He stated that site access will exist in two spots. Nemcek presented the landscape plan and identified that the project meets the requirements. He also presented the elevations and site lighting plan for the project.

The project requires a conditional permit due to the major automotive repair being a conditional use in the B-2 district. Nemcek brought up three of the most relevant conditions, including maintenance occurring within the building, outdoor storage requirements, and junk or unlicensed vehicle storage.

Nemcek stated that trash enclosure final plans must be provided, the three parcels shall be combined into a single parcel, and the existing perimeter and ponding easements shall be vacated, and new easements dedicated. Staff recommended approval.

Commissioner Beadner asked if this would finalize the street. Nemcek replied that there would be one parcel left. Commissioner Beadner also asked about traffic at the intersection. Nemcek responded that the project is on a private road and access was determined by the Biscayne Business Park PUD.

Chairperson Kenninger opened the public hearing.

**Jim Connely**

**21476 Grenada Ave.**

He stated that he was the applicant and could answer any questions.

**Motion by Kenninger Second by Buggi**

**Motion** to close the public hearing.

**Ayes: 5.**

**Nays: None. Motion Carried.**

Chairperson Kenninger expressed excitement about the project.

**Motion by Rivera Second by Reed**

**Motion** to approve the Site Plan for an Automotive Repair Business at 2510, 2520, and 2530 158th Circle West, subject to the following conditions:

1. Approval of a Conditional Use Permit.
2. Payment of \$42,330 in-lieu of park land dedication.
3. Submittal of a landscaping surety in the amount of \$28,875.
4. Payment of trunk area charges for the three parcels.
5. Combination of the three parcels into a single parcel.
6. The applicant shall submit plans for a trash enclosure with a building permit application.

7. Vacation of existing perimeter drainage and utility easements between the parcels and over the existing ponds.
8. Dedication of new drainage and utility easements as required by the City's engineer.
9. Conformance with all requirements of the City Engineer contained in the memorandum dated March 14, 2025.

**Ayes: 5.**

**Nays: None. Motion Carried.**

**Motion by** Rivera **Second by** Buggi

**Motion** to recommend the City Council approve a Conditional Use Permit for an Automotive Repair, Major, use at 2510, 2520, and 2530 158th Circle West.

**Ayes: 5.**

**Nays: None. Motion Carried.**

## **NEW BUSINESS**

None.

## **DISCUSSION**

Chairperson Kenninger said the next meeting will be on April 22nd and the new commissioner will be present. She noted that she would not be present at the April meeting. She also stated that Commissioner Whitman had resigned from his position and thanked him for his work on the Commission.

Nemcek identified that the Rosemount Community Expo would be taking place on April 5 at Rosemount High School.

## **ADJOURNMENT**

There being no further business to come before the Planning Commission at the regular commission meeting, the meeting was adjourned at 7:39 p.m.

Respectfully submitted,

Liz Kohler  
Community Development Technician