

**ROSEMOUNT CITY COUNCIL
REGULAR MEETING PROCEEDINGS
NOVEMBER 15, 2022**

CALL TO ORDER

Pursuant to due call and notice thereof a regular meeting of the Rosemount City Council was held on Tuesday, November 15, 2022, at 7:00 p.m. in Rosemount Council Chambers 2875 145th Street West.

Mayor Droste called the meeting to order with Councilmembers Essler and Freske attending.

Staff present included the following;

- Community Development Director Kienberger
- Chief of Police Dahlstrom
- Planner Hogan
- City Administrator Martin

The Pledge of Allegiance was recited.

APPROVAL OF AGENDA

Motion by Essler Second by Freske

Motion to Adopt the Agenda

Ayes: 3.

Nays: None. Motion carried.

PRESENTATIONS, PROCLAMATIONS AND ACKNOWLEDGMENTS

None

PUBLIC COMMENT

None

CONSENT AGENDA

Motion by Essler Second by Freske

Motion to approve consent agenda items.

- a. Bills Listing
- b. Minutes of the November 1 2022 Regular Meeting
- c. Minutes of the November 1 2022 Work Session Proceedings
- d. Flint Hills Trail Head/Park Building – Project Change Orders 1 – 5
- e. Approve Union Pacific Railroad At-Grade Crossing Agreement
- f. 2023 Community Waste Abatement Grant Agreement
- g. Comprehensive Sanitary Sewer Plan Amendment for the Boulder Ave Extension Project, City Project 2022-02
- h. Connemara Trail Extension Project, City Project 2018-09 Final Acceptance and Authorization of Final Payment
- i. Dunmore 1st and 2nd Additions Default Remedy Corrective Actions Acceptance and Final Payment

Ayes: Essler, Droste, Freske
Nays: None. **Motion carried.**

PUBLIC HEARINGS

7.a. Application for On-Sale Liquor License and Sunday Liquor License – OMNI Orchard LLC

City Clerk Fasbender provided an overview of the request from OMNI Orchard LLC for an application for an On-Sale Liquor License and Sunday Liquor License for OMNI Winery and Taproom located at 15701 Biscayne Avenue.

The applicant was present and noted they are hoping for a soft opening in December and a grand opening in January.

Mayor Droste opened the public hearing at 7:04 p.m.

Motion by Droste Second by Essler

Motion to close the public hearing at 7:05 p.m.

Motion by Freske Second by Essler

Motion to Approve the On-Sale Liquor License and Sunday Liquor License for OMNI Orchard LLC dba, OMNI Winery and Taproom located at 15701 Biscayne Avenue

Ayes: Droste, Freske, Essler
Nays: None. **Motion carried.**

NEW BUSINESS

9.a. Request by Schafer Richardson for approval of a Preliminary Plat to Construct Two Multi-Family Buildings

Community Development Kienberger informed council of the request for a preliminary plat that proposes a subdivision of Outlot A, Prestwick Place Townhomes into two parcels that would each contain one multi-family building. The only action required of the City Council related to the proposed development at this time is the approval of the preliminary plat. The two buildings differ in that Building A (east-side) will contain units leased at rents that are market-rate, while the units in Building B will feature rents that are affordable to residents with incomes below a certain threshold.

Initially, the applicant had requested deviations at the Planning Commission meeting and based on resident / Commission feedback, no deviations are being requested. The Planning Commission heard from numerous residents who expressed opposition to the proposed deviations, concerns about the public hearing notices and safety concerns. Those concerns were addressed in their design changes, including building height modifications which leads to fewer units and thus no parking deviation.

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Peter Orth of Schafer Richardson was present and spoke regarding the landscaping and security plans, Schaefer Richardson intends to manage the buildings and answered questions regarding the safety of tenants through cameras and a fob system. Peter noted the demographics for the tenants is likely to be a good mix of younger professions to individuals downsizing. Also noted, the market rate numbers will be based on the market conditions at the time of development.

Community Development Director Kienberger further elaborated on the demand for life cycle housing in Rosemeount. The current market finds that high-density housing is needed in Rosemount. Kienberger further elaborated that the Port Authority and City Councilmember has had discussions with MetCouncil discussing the needs for diverse housing stock as Rosemount is largely a single-family home community.

Mayor Droste opened up the public hearing at 7:42 p.m. for 15 minutes.

James Wolfe
14221 Addison Avenue

Mr. Wolfe expressed concerns regarding the public hearing notifications and stated a 4-story building does not fit in that area.

Miguel Guadalajara
14004 Ashford Path

Mr. Guadalajara voiced concerns about safety and property values of the homes in the area.

Michael Polski
14176 Ailsebury Avenue

Mr. Polski believes there will be a problem with security in the years to come.

Anna Cheney
1227 Lower 143rd Street

Ms. Cheney stated she moved from a high density area to Rosemount and now she may need to reconsider moving out of Rosemount with these possible buildings being built.

Sam Kovar
1390 142nd Street

Mr. Kovar stated a 4-story building will not add value to the neighborhood.

Chief of Police Dahlstrom spoke to the safety concerns stating public safety is always a concern when new developments are looking to come into Rosemount. Dahlstrom noted his request to Councilmembers to add additional officers as Rosemount continues to grow and council is supportive of the additional officer request as the growth requires the need.

City Administrator Martin noted the intent is to add an additional officer each year and the growth in this area will take time and staff will have the opportunity to analyze the needs for the area.

Councilmember Essler voiced the reasons of support for the project and noted his appreciation for the engagement from the public on the project as it is an opportunity for council to engage and

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communicate their vision for the area. Essler stated he had several conversations with area neighbors of the project and explained the reasoning on the need for lifecycle housing. Essler also recapped the conversations held with Met Council, developers and the School District for what the area is visioned for based on the market demands.

Councilmember Freske added her concern of the traffic impact in the area and requests staff continue to work with the county to get a controlled intersection at Connemara Trail and Akron Avenue.

Mayor Droste noted the downtown area apartments were a concern when the buildings were first built, however neighbors of the apartments had stated the apartments ended up not having much of an impact on their current housing. Droste also noted that people live in the suburbs for safety and schools and we don't want to deteriorate that.

Chief Dahlstrom noted if there are specific residents who continue to be a problem and have repeated calls; the police officers will handle it as safety is our priority.

Schaefer Richardson's representative discussed further details regarding the security, building management and the timeframe of design.

Motion by Freske Second by Essler

Motion to adopt a resolution approving the preliminary plat for the subdivision of Outlot A, Prestwick Place Townhomes, subject to conditions.

Ayes: Freske, Essler, Droste
Nays: None. Motion carried.

9.b. Request by Akron 42, LLC, for approval of Rezoning, Preliminary and Final Plats to Develop a Multifamily Community

Planner Hogan recapped the recent Planning Commission meeting where commissioners reopened the public hearing to further review the request submitted by Akron 42, LLC for rezoning of the site from C4 PUD – General Commercial Planned Unit Development to R4 – High Density Residential, preliminary and final plats, and site plan review for the development of a multifamily community.

The Commission had requested additional information from the applicant before further reviewing the project request; i.e. screening around pool, landscaping plans, reducing portion of the building to three stories, changing colors of the building.

Hogan provided an overview of several of the public comments from residents during the reopened public hearing portion; i.e. traffic, public safety, potential over capacity of the schools in the city, and security onsite.

The applicant was present and discussed some of the changes that were made to the plans since the Planning Commission meeting. The applicant noted the typical demographics is younger renters or individuals looking to downsize.

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Councilmember Freske provided a statement as to why she was not voting in favor of this project, noting the area was guided for commercial and if she were a resident in the area who purchased a home knowing it was commercial, that would be upsetting.

Motion by Essler Second by Freske

Motion to adopt an Ordinance amending Ordinance B City of Rosemount Zoning Ordinance for Prestwick Place 24th Addition to rezone the site from C4 PUD – General Commercial Planned Unit Development to R4 – High Density Residential, subject to Metropolitan Council approval of the Comprehensive Land Use Plan change of the site from CC-Community Commercial to HDR-High Density Residential.

Ayes: Essler, Droste

Nays: Freske. Motion carried.

Motion by Essler Second by Droste

Motion to adopt a Resolution approving the Preliminary and Final Plats for Prestwick Place 24th Addition, subject to the conditions in the Resolution.

Ayes: Droste, Freske, Essler

Nays: None. Motion carried.

9.c. Request by McGough Development for Preliminary and Final Plat Approval

Community Development Director Kienberger provided an overview of the request by McGough Development for approval of preliminary and final plats in anticipation of future development of a site located north and east of the intersection of Highway 3 (South Robert Trail) and CSAH 46 (160th Street West).

The proposed plat meets the dimensional standards for parcels in the Business Park zoning district, and staff recommends approval of the request. The project is great for economic growth.

The developer was present and discussed the design of the building to be a multi-tenant building with four tenants maximum.

Motion by Freske Second by Essler

Motion to adopt a resolution approving the Rosemount Industrial Addition preliminary and final plats, subject to conditions.

Ayes: Freske, Essler, Droste

Nays: None. Motion carried.

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ANNOUNCEMENTS

10.a. Staff Updates

City Administrator Martin provided staff updates; Election results were canvassed earlier this morning and Martin congratulated Tammy Block, Jeff Weisensel and Mayor Droste on their election wins.

10.b. Upcoming Community Calendar

Mayor Droste reviewed the calendar of events and upcoming meetings, acknowledged the Rosemount High School teams on their success thus far and wished everyone a happy & safe Thanksgiving.

ADJOURNMENT

There being no further business to come before the City Council at the regular council meeting and upon a motion by Droste and a second by Essler the meeting was at 8:51 p.m.

Respectfully submitted,



Erin Fasbender
City Clerk