

CALL TO ORDER

Pursuant to due call and notice thereof a work session of the Rosemount City Council was held on Monday, November 1, 2021, at 5:01 pm at Rosemount City Hall, Council Chambers, 2875 145th Street West.

Mayor Droste called the meeting to order with Councilmember Weisensel, Essler, and Freske. Councilmember Block was absent.

Staff present included City Administrator Martin, Finance Director Malecha, Community Development Director Kienberger, Director of Parks & Recreation Schultz, Public Works Director Egger and City Engineer Erickson.

Guests present included: Carolyn Fackler, Minnesota Department of Transportation (MnDOT) Senior Project Manager; Bryant Ficek, MnDOT Metro District South Area Engineer; Kao Soua Yang, MnDOT Graduate Engineer; and Mikaela Ziegler, WSB Public Engagement Coordinator.

DISCUSSION

2.a. MnDOT US Highway 52 Surface Improvements Project

Public Works Director Egger introduced WSB staff member Mikaela Ziegler. Ziegler presented to council and staff about the future improvements to Highway 52 between CSAH 42 interchange and Cannon Falls. The MnDOT project will take place in phases, ranging from Spring 2023 to Fall 2024. Construction in Rosemount will be completed by Fall 2023. Residents can sign up for project updates through MnDOT's website once the project starts.

Mayor Droste and Councilmember Weisensel questioned the materials being used to reconstruct roadways and the amount of truck traffic on Highway 52. MnDOT staff addressed questions and will be reaching out to nearby residents and business owners that will be affected by the project.

Mayor Droste asked MnDOT staff about Highway 3 and future turn-back improvements. Bryant Ficek, MnDOT Metro District South Area Engineer, explained that studies are being completed by MnDOT and Dakota County. Previous studies have shown an interchange at Highway 3 and Argenta Trail in Inver Grove Heights.

Carolyn Fackler, MnDOT Senior Project Manager, mentioned that MnDOT will be closing access to/from Pine Bend Trail from US 52 due to safety concerns and a fatality at the intersection. Flint Hills has seen the design and are aware of the changes. Staff and council requested that other industrial businesses be notified of the change as well for their truck traffic.

2.b. Zoning Ordinance Text Amendment Discussion Changing Maximum Building Height in the R-4 High Density Residential District and the DT Downtown District

Community Development Director Kienberger discussed with councilmembers changing the maximum building height to match the housing market needs. The Planning Commission discussed the topic at their October 26th meeting and agreed with the recommendation and also requested that staff or council determine a maximum height.

City Administrator Martin added that councilmember Block submitted feedback prior to the meeting due to known absence. Block was cautious of the increase in height in the downtown and residential areas. Councilmember Freske agreed but was not opposed to the height increase in the new UMore development area.

Councilmember Essler and Weisensel expressed concern about a possible “canyon-effect” if there were high-rises on both sides of the road. Essler stated that downtown would be the ideal place to have taller buildings rather than in the rural new development areas. Essler requested that there should be a cap on the maximum height.

Community Development Director Kienberger and City Administrator Martin explained that if councilmembers are not in favor of increasing the current maximum height in the ordinance, developers could go through the Planned Unit Development process.

Councilmembers agreed that 4 stories or 55’ would be appropriate to increase the maximum height to. Kienberger will present the proposed heights to developers to hear their feedback. A public hearing for the ordinance amendment would take place at the first council meeting in December.

UPDATES

3.a. Project Updates

i. Parks and Recreation

1. Central Park

Parks & Recreation Director Schultz requested councilmembers’ feedback on transitioning the existing Public Works facility grounds and expanding Central Park once Public Works moves to their new facility. Councilmembers were in favor of expanding Central Park to have more space for future events. Schultz will continue with the Request for Proposal process.

ADJOURNMENT TO REGULAR COUNCIL MEETING

Upon a motion to Droste, second by Essler the meeting was unanimously adjourned at 6:50 p.m. to regular council meeting in the Council Chambers.

CALL BACK TO ORDER

Mayor Droste called the meeting back to order at 7:20pm in the Conference Rooms.

3.a. Project Updates (continued)

ii. Community Development

1. Rich Valley Golf Course Redevelopment/FedEx

Community Development Director Kienberger discussed the Rich Valley Golf Course redevelopment proposed site plan. With what FedEx / Scannell is proposing in future phases it would be an additional comprehensive plan amendment. Community Development Director will relay message to developer that council is open to this option.

2. Code Enforcement Concern

Staff has been corresponding with a private business in the northwest corner of Rosemount, off of McAndrews Road. The business operations have been causing

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disturbances to the residences nearby. Chinchilla Avenue and 127th Court West are included in the 2022 Street Improvement project. Staff expressed concern about the road maintenance if there will be continued truck traffic on a residential street. Council directed staff to start enforcement action and offer the option to move to a site in the Rosemount Business Park. Staff will look into implementing a Home Occupation Permitting process and bring updates to the December work session.

3. South Metro Auto Sales

Staff reached out to the property owners to see if they are interested in selling to high-density housing developers. The property has been added to the list that is given to potential developers.

3.b. Staff Reports

City Administrator Martin updated councilmembers briefly on the compensation study. There is capacity in the current tax levy to fund the study's results. A small reduction can be made to the tax levy and still accommodate the wage increases. Staff will invite Baker Tilly in for a special meeting to present their results and to allow council to ask questions.

i. Upcoming Council Events

Mayor Droste updated councilmembers and staff on upcoming local and surrounding events.

ADJOURNMENT

There being no further business to come before the City Council and upon a motion by Droste, second by Essler the meeting was unanimously adjourned at 8:45pm.

Respectfully Submitted,

Jessie Paque
Deputy City Clerk