

**PLANNING COMMISSION REGULAR MEETING MINUTES
NOVEMBER 22, 2022
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I. Regular Meeting

Call to Order:

Pursuant to due call and notice thereof, the Regular Meeting of the Planning Commission was held on November, 22 2022. Chair Kenninger called the meeting to order at 6:30 p.m. with Commissioners Thiagarajan, Powell, Reed, Hebert and Marlow. Commissioner Rivera was absent. Also, in attendance were Community Development Director Kienberger, Senior Planner Nemcek and Planner Hogan.

The Pledge of Allegiance was said.

Additions to Agenda: None.

Audience Input: None.

Consent Agenda:

4.a. Approval of the October 25, 2022, Regular Meeting Minutes.

MOTION by Kenninger.

Second by Reed

Ayes: 6. Nays: 0.

Public Hearing:

5.a. Request by the Donna Adams Trust for approval of a Minor Subdivision, a Rezoning, and a Variance to create two new buildable lots at 4045 and 4065 McAndrews Road

Senior Planner Nemcek gave a presentation and summary of the staff report for the Planning Commission. The Donna Adams Trust is requesting approval of a minor subdivision, a rezoning, and a variance, to create two additional buildable lots on property located in the northwest portion of the City.

Commissioner comments:

Chair Kenninger confirmed the Planning Commission acts as the Board of Appeals and Adjustments for this request.

The public hearing opened at 6:51 pm.

Public Comments:

12565 Danbury Way

Carl Rock

Mr. Rock questioned rural residential is single swelling. Chair Kenninger confirmed it is 1 unit per 5 acres.

12375 Coffee Trail

Janet Swedal

Ms. Swedal question the location of the driveway. Staff will show the location once the public hearing is closed.

MOTION by Kenninger to close the public hearing

Second by Reed.

Ayes: 6. Nays: 0. Motion Passes.

The public hearing closed at 6:53 pm.

Additional Comments:

Mr. Nemcek stated the applicant proposes to use existing driveway access off McAndrews Road.

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MOTION by Reed to adopt a resolution approving a variance to allow the creation of two lots that are accessed via shared driveways;

Second by Hebert.

Ayes: 6. Nays: 0. Motion Passes.

MOTION by Reed to recommend the City Council adopt an ordinance rezoning the subject property from AG-Agricultural to RR-Rural Residential.

Second by Powell.

Ayes: 6. Nays: 0. Motion Passes.

MOTION by Reed to recommend the City Council approve a Minor Subdivision for Adams First Addition with the following conditions 1-7.

Second by Powell.

Ayes: 6. Nays: 0. Motion Passes.

5.b. Request by Real Estate Equities, for Preliminary and Final Plat approval to develop a multifamily community and a Major Amendment to the Amber Fields Planned Unit Development Agreement

Planner Hogan gave a presentation and summary of the staff report for the Planning Commission. The Planning Commission is being asked to consider a request by Real Estate Equities for the approval of Preliminary and Final Plats and a Major Amendment to the Amber Fields Planned Unit Development Agreement to construct a 160-unit multifamily community on a parcel of land owned by Maplewood Development within Amber Fields. The site is located in the northeast central portion of the Amber Fields Development area extending east from Abbeyfield Avenue and adjacent to County State Aid Highway 42 (CSAH 42) and Outlot E, Amber Fields, which is the designated commercial area within the development.

Commissioner comments:

Chair Kenninger questioned the landscaping plan with the restrictions on northern end which has a MetCouncil easement and trees cannot be placed there.

Commissioner Reed questioned the parking requirements. Staff confirmed lesser stalls per unit as been approved in the past and described what other nearby cities allow for parking requirements and noted the requirements are similar and have not been an issue from a city standpoint.

Commissioner Herbert questioned the access road to the south and staff noted this road was added as a secondary road per the recommendation of the Fire Marshall.

The public hearing opened at 7:00 pm.

Public Comments:

Patrick of Real Estate Equities

579 Selby Ave St. Paul

He addressed the parking lot space requirements and discussed recent projects that had similar financing and unit mix. The parking ends up being about 1.5/unit with past projects. The applicant believes 1.8/unit is a good mix while including room for employees and guests to park.

The units will be 100% affordable housing compared to market-rate.

The applicant is willing to work with staff regarding the landscaping plan.

Mark of Alliant Engineering

Mark reviewed where trees could be added and noted they will work with staff to get as many trees as possible without overcrowding the area.

MOTION by Kenninger to close the public hearing.

Second by Reed.

Ayes: 6. Nays: 0. Motion Passes.

The public hearing closed at 7:05 pm.

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Additional Comments:

Commissioner Reed questioned if parking would be allowed on Abbeyfield if overflow parking was needed. Staff stated no parking would be allowed on Abbeyfield Ave, however it may be allowed in the commercial area to the east. Once an end-user is determined for that area those overflow parking discussions can take place if needed.

MOTION by Reed to recommend the City Council approve the Preliminary and Final Plats for Amber Fields 8th Addition, subject to conditions A-D.

Second by Herbert

Ayes: 6. Nays: 0. Motion Passes.

MOTION by Reed to recommend the City Council approve a Major Amendment to the Amber Fields Planned Unit Development Agreement, subject to conditions A & B.

Second by Thiagarajan.

Ayes: 6. Nays: 0. Motion Passes.

New Business: Senior Planner Nemcek discussed the 2023 upcoming calendar. Commissioner suggested changing the meeting from March 28th to March 20th.

Adjournment: There being no further business to come before this Commission, Chair Kenninger adjourned the meeting at 7:11 pm.

Respectfully submitted,

Erin Fasbender, City Clerk