

## **MEDINA CITY COUNCIL MEETING MINUTES OF FEBRUARY 18, 2014**

The City Council of Medina, Minnesota met in regular session on February 18, 2014 at 7:00 p.m. in the City Hall Chambers. Mayor Weir presided.

### **I. ROLL CALL**

**Members present:** Anderson, Pederson, Martin, Martinson, and Weir.

**Members absent:** None.

**Also present:** City Administrator Scott Johnson, City Attorney Ron Batty, City Engineer Tom Kellogg, City Planner Dusty Finke, Public Works Director Steve Scherer, Police Sergeant Jason Nelson, and Recording Secretary Amanda Staple.

### **II. PLEDGE OF ALLEGIANCE (7:00 p.m.)**

### **III. ADDITIONS TO THE AGENDA (7:00 p.m.)**

The agenda was approved as presented.

### **IV. APPROVAL OF MINUTES (7:01 p.m.)**

#### **A. Approval of the February 5, 2014 Regular City Council Meeting Minutes**

*Moved by Pederson, seconded by Martinson, to approve the February 5, 2014 regular City Council meeting minutes as presented. **Motion passed unanimously.***

### **V. CONSENT AGENDA (7:02 p.m.)**

#### **A. Approve Raffle Permit to Let's Go Fishing of Minnesota at 500 Highway 55 on March 22, 2014**

#### **B. Approve Portable Sanitation Services Agreement with Biffs, Inc.**

#### **C. Approve League of Minnesota Cities Insurance Trust Liability Coverage Waiver Form**

#### **D. Approve Community Service Officer Eligibility List**

*Moved by Anderson, seconded by Pederson, to approve the consent agenda. **Motion passed unanimously.***

### **VI. COMMENTS (7:03 p.m.)**

#### **A. Comments from Citizens on Items not on the Agenda**

There were none.

#### **B. Park Commission**

Johnson noted that the Park Commission will meet the following night.

#### **C. Planning Commission**

Finke reported that the Planning Commission met to hold a public hearing considering the PUD Concept Plan from Dominion that the Council will review tonight. He advised that the City has recently received applications, which will soon be reviewed by the Commission at their next meeting.

## **VII. NEW BUSINESS**

### **A. Dominium PUD Concept Plan Review (7:05 p.m.)**

Finke presented a Concept Plan review for a PUD for the development of 32 rental townhomes on the four-acre parcel north of the Medina Entertainment Center. He reviewed the current zoning and guiding for the parcel as well as density information. He explained that a PUD is a rezoning of the parcel that would allow for higher density and additional flexibility. He explained that formal action is not required in the process of a Concept Plan and is intended to provide feedback and ensure that the PUD zoning would be acceptable. He displayed a site plan for the development, which displayed 32 units throughout the nine buildings and discussed the proposed site layout. He noted that staff recommends exceeding the minimum landscaping, especially along the western border. He also discussed the possibility of conveying the City well property located in the southeast corner to the property owner, explaining that the property owner would take over the responsibility. He mentioned the amount of guest parking proposed and noted that the Planning Commission encouraged the applicant to look for additional parking opportunities as street parking will not be possible. He noted that the Planning Commission was generally supportive of the PUD zoning and summarized the comments of the Commission.

Martinson stated that it looks very nice and understood the intent to keep costs low.

Weir stated that she is very comfortable with the rezoning to PUD and noted that this type of housing would assist the City in reaching the diversity required by the Comprehensive Plan. She referenced the narrow western setback and agreed that additional plantings will be needed. She referenced the lack of space to the north but acknowledged the attempt to deter golf balls from reaching the site. She agreed that parking should not be allowed on the narrow road and that guest parking should be regulated. She expressed concern with the 22 feet between the curb and garage door as a pickup truck is approximately 21 feet.

Nick Anderson, Dominion, confirmed that the garages are 22 feet deep as well. He stated that one of the concerns is impervious surface and noted that if additional parking or extended driveways were incorporated the site would exceed the impervious surface threshold.

Martinson commented that the applicant has done a great job of working within the constraints of the property.

Weir noted that the downspouts are currently proposed to run onto hard surface untreated into lakes and streams and questioned if those spouts could be routed to a raingarden instead.

Nick Anderson confirmed that they would review that option.

Weir stated that she would have no problem with the conveyance of the City owned well property, as long as the applicant agreed to maintain the well. She believed the proposed homes to be attractive and noted that she would support the windows shown on the example pictures to be incorporated with the garage doors if possible. She stated that she would not like to see the trash/recycling containers outside the homes but was unsure if the garage size would support the receptacles inside.

Nick Anderson stated that generally the garages are large enough to support that function and noted that could be a condition of the association.

Weir questioned the length of time that Dominion would manage the property.

Nick Anderson stated that Dominion would own the property for a minimum of 15 years and explained that the option to sell would become available after that time.

Pederson stated that he also supports the PUD zoning and was in agreement with the idea of two access points. He questioned if a fence would surround the playground.

Nick Anderson stated that they are not planning to fence the area.

Pederson stated that the playground is about 50 feet from Clydesdale and suggested possibly fencing on that side. He stated that it looks like a nice project and also supported the additional landscaping suggested.

John Anderson stated that he also supports the PUD zoning and the comments made tonight. He questioned if there were thoughts to eliminate the clubhouse and make that additional playground space.

Nick Anderson explained that within the building is an office for the onsite management and maintenance facilities. He stated that the space is necessary for leasing and storage of maintenance supplies and also provides a clubhouse room. He explained that the plan includes a tot lot for younger children and a larger playground for older children.

Martin agreed with the comments made thus far from the Council. She questioned if the asphalt space in front of the garages could be split with landscaping or a raingarden for water quality purposes. She also expressed concern with the 22-foot length driveways.

Nick Anderson stated that he did discuss the parking at the Albertville site with the current management staff and there were no reported problems. He noted that in Albertville the neighboring property is also owned by Dominion and therefore parking sometimes spills over onto the neighboring site. He stated that as proposed there are 145 spaces including the garage, driveway and guest stalls for the 32 units. He noted that if the driveways were to be lengthened they would run into issues with water quality and impervious surface limits. He confirmed that Dominion would be able to implement policies that would ensure there would not be on-street parking and the guest stalls would be monitored.

Weir referenced the lookout units and the foundation block that would be used and asked for additional information.

Nick Anderson stated that they have discussed the issue and are considering using a more decorative block above the grade for those units. He thanked the Council for their feedback.

**VIII. CITY ADMINISTRATOR REPORT (7:40 p.m.)**

Johnson stated that staff has discussed moving Clean-Up Day on April 26<sup>th</sup> to 600 Clydesdale Trail.

Scherer noted that all of the equipment is located at the new facility and did not think it would make sense to move the equipment to this facility just to hold the event.

Martinson commented that would be a perfect fit because so many of the new residents in Medina live in that area of the City.

**IX. MAYOR & CITY COUNCIL REPORTS (7:45 p.m.)**

Pederson reported that he attended the Uptown Hamel meeting today, which was held at the 600 Clydesdale Trail facility. He noted that the finished product was well received, even by those that had been against the project in the beginning. He advised that he is working with staff on donating half of the cost for trees sold during Clean-up Day.

Martin stated that the tree planting would be a good opportunity to involve the boy scouts. She stated that she continues to be impressed by the level of discussion and great depth of analysis by the Planning Commission.

Weir stated that the Wayzata School District referendum will take place on February 25<sup>th</sup> at the school. She stated that the School District is incurring rapid growth and encouraged residents to vote on the referendum. She also advised of the upcoming business tours.

Johnson noted that the goals session will be held on February 26<sup>th</sup> at 6:00 PM.

**X. APPROVAL TO PAY THE BILLS (7:49 p.m.)**

*Moved by Martinson, seconded by Anderson, to approve the bills, EFT 002464E-002486E for \$25,988.71, and order check numbers 0400866-040942 for \$223,314.63, payroll EFT 505476-505505 for \$48,110.56 and payroll check number 020419 for \$630.21. **Motion passed unanimously.***

**XI. ADJOURN**

*Moved by Anderson, seconded by Martin, to adjourn the meeting at 7:50 p.m. **Motion passed unanimously.***

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Elizabeth Weir, Mayor

Attest:

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Scott Johnson, City Administrator