

Medina Park Commission Meeting Minutes

May 17, 2017

Medina City Hall

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The Park Commission of Medina, Minnesota met in regular session on May 17, 2017 at 7:00 p.m. at Medina City Hall. Park Commissioner Lori Meehan presided.

**1) Call to Order**

Commissioners Present: Lori Meehan, Michelle Beddor, Lisa Cole, and Jeff Rumsey. Youth members Ella Kingsley and Lauren Lubenow.

Commissioners Absent: Steve Lee, Elizabeth Weir, and John Jacob.

Also Present: City Council Member Lorie Cousineau, Assistant City Administrator Jodi Gallup and Public Works Director Steve Scherer.

**2) Additions to the Agenda**

None

**3) Approval of the Minutes from:**

- March 15, 2017 Regular Meeting  
*A motion was made by Beddor and seconded by Cole to approve the minutes from March 15, 2017 as presented. Motion passed unanimously.*
- April 19, 2017 Park Tour Meeting  
*A motion was made by Beddor and seconded by Rumsey to approve the minutes from April 19, 2017, correcting one typo on page 3. Motion passed unanimously.*

**4) Public Comments (on items not on the agenda):** None.

**5) City Council Update**

City Council Member Lorie Cousineau gave the Park Commission an update on recent City Council actions. She briefly described the two applicants for senior housing facilities that have recently been before the City Council and the timing issue of getting the 2020-2040 Comprehensive Plan approved prior to approving the projects to make sure they count towards the guided high density zoning.

**6) Elim Care Assisted Living/Nursing Home Concept Plan – Park Dedication Review**

Gallup introduced Andrew Centanni, the applicant, and asked him to provide the Park Commission with an overview of their request.

Centanni gave the Park Commission some background information on the company and the various other properties they oversee in four different states. He stated that they were drawn to the proposed site located north of Highway 12 and east of County Road 29,

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because of its view of Baker Park. He stated that the vision is to build a full continuum of nursing home, assisted living, recovery care, and independent living under one roof. He stated that the company owns a property in Maple Plain that is aging, and they were looking to move those residents into this new facility upon construction completion. He explained the tight timeframe for funding with their partnership with the State of Minnesota.

Gallup stated that the applicant is proposing 134-unit development on Lot 1, and there is no immediate development being proposed on Lot 2. She suggested that the Park Commission only consider park dedication on Lot 1 at this time. The park dedication on Lot 2 should be deferred so that the Park Commission can make a decision based on the proposed use of Lot 2 at the time of development.

Gallup explained the park dedication ordinance in terms of this application, noting that the city could require up to 10% of the buildable land, which would equate to about one acre, 8% of the pre-developed value, which would be between \$80,000 to \$150,000, or a combination. She stated that the ordinance says that due consideration would be given for private recreational improvements. She stated that the Park and Trail plan does not show any proposed parks or trails on the subject property and that staff would recommend taking the cash. She also noted that staff would suggest that sidewalk connections be provided for both Lots 1 and 2 to County Road 29 to allow for connection to the trail planned, which would connect to Baker Park.

Meehan questioned the applicant if there were any private park or natural areas proposed on the site?

Centanni explained the various pocket gardens, walking paths and outside gathering places that would be planned around the facilities near each of the different types of living units. He noted as an example that the memory care patients would have an outside area with a circular walking path that would be gated in. He noted that the site was strategically placed near Baker Park for the view and to provide more recreational opportunities for the people living in the independent living units.

The Park Commission liked that the applicant had planned for various outside gathering places on the property, but did not think it should count towards a credit in the park fees.

There was a general consensus from the Park Commission to take cash in lieu of park dedication on Lot 1 and defer the decision on Lot 2 until the applicant comes back with a plan. The Park Commission also agreed with staff that the applicant should provide sidewalk connections for both Lot 1 and Lot 2 to County Road 29.

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**7) Reserve of Medina – Phase II PUD Concept Plan – Park Dedication Review**

Meehan noted that this is the proposal that the Park Commission briefly discussed and drove past during the April 19<sup>th</sup> Park Tour.

Gallup stated that the subject site is located east of County Road 116 and south of Hackamore Road. She stated that the original subdivision was approved in 2013 with a total of 126 lots and no public park land dedicated. The applicant built a small private lot and swimming pool. She stated that the applicant is now proposing to re-plot the remaining property with a combination of lot sizes to include some smaller lots. The results would create the same total number of lots as proposed in 2013, but also allow for four acres of park land to be dedicated.

Gallup stated that the original park dedication in 2013 took a trail easement along Hackamore Road, a trail to the wooded open space in the southwest corner, and \$604,672.75 in park dedication fees.

Gallup noted that since that time, the Park Commission realized that there is a need for a public park on the east side of County Road 116 and put a circle on the future facilities map showing the desire for a future park in this location. She noted that this piece of property would likely provide the largest area within the circle to acquire park land through Park Dedication.

The Park Commission discussed the location of the proposed park land and noted the distance from the residents in phase one of the development. It was noted that the location is not ideally centered, but it would still serve the residents in this development and other developments within the Park Commission's goal to provide park land within a half mile radius.

Rumsey stressed the importance of providing some parking for residents that may need to drive to the park.

Scherer stated that staff would recommend that the developer re-grade the park area to remove the road bed and fix the drainage. The Park Commissioners agreed.

Cole stated that she was in support of taking the park land to provide these residents with open space and to preserve the rural nature of the city.

There was a general consensus of the Park Commission to accept the park land dedication and pay the applicant back for the land in the amount of approximately \$405,015.50 out of the Park Dedication fees they paid to the City in 2013.

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**8) Staff Report**

Cole questioned if the road could be re-stripped at Meander and County Road 116 because cars come around the corner and it is unsafe for pedestrians.

Gallup reported that the Trail Plan review will likely continue this fall due to the heavy work load in the Planning Department at this time.

Scherer showed a picture of the portable snow making machine that he is looking into purchasing. He stated that he is learning a lot about snow making machines and explained the various components. He stated that he originally thought it would cost around \$10,000, but now knows that the cost will be around \$28,000 for the machine and all of the required components. He questioned if the Park Commission would like him to continue pursuing the purchase of a snow making machine. He stated that the Hamel Hill is one of the main winter attractions in the community. It was noted that there are not a lot of winter activities in Medina, and it is important to provide adequate snow for sledding on such a popular hill. The Park Commission was in favor of pursuing the purchase of the snow machine, but suggested looking into the lease-to-own option for the first year to determine if this snow making machine will be the right fit for the Hamel Hill.

**9) Adjourn**

*A motion was made by Meehan, seconded by Beddor and passed unanimously, to adjourn the meeting.*

The meeting was adjourned at 8:14 p.m.

Minutes prepared by Jodi Gallup.