

**CITY OF MEDINA**  
**PLANNING COMMISSION**  
Meeting Minutes  
Tuesday September 9, 2014

1. **Call to Order:** Commissioner Nolan called the meeting to order at 7:00 p.m.

Present: Planning Commissioners Charles Nolan, Robin Reid, Kent Williams, Robert Mitchell, Victoria Reid, and Janet White.

Absent: Randy Foote

Also Present: Council Member Kathleen Martin, City Planner Dusty Finke, Planning Assistant Debra Peterson, and Planning Consultant Nate Sparks.

2. **Public Comments on items not on the agenda**

No public comments.

3. **Update from City Council proceedings**

Martin updated the Commission on recent activities and decisions by the City Council.

4. **Planning Department Report**

Finke informed the Commission that the City hadn't received any new land use applications.

5. **Approval of the August 13, 2014 Draft Planning Commission meeting minutes.**

**Motion by Williams, seconded by White,** to approve the August 13, 2014, Planning Commission minutes. Motion carries unanimously (Absent Foote).

6. **Dominium – 510 Clydesdale Trail – Mixed Use Stage I Plan for development of 26 affordable rental townhomes.**

Sparks explained the application is requesting a Stage I phase plan which establishes uses, residential density, and general site layout. He further explained that after Stage I, then Stage II would be required and this stage would require building and engineering plans for the project.

Sparks explained the request was for 26 townhome units and the Comprehensive Plan guidance is Mixed Use Business and the zoning is Mixed Use (MU). He explained the project has eight total buildings and the zoning ordinance allows for no more than 7 units per acre.

Sparks explained the project was eligible for density bonuses because it included affordable housing, had common open space, and that this type of construction was designed for reducing noise. He stated that these bonuses give the project a maximum density of 7 units an acre, or 26 units. Sparks explained that staff originally interpreted density to be net density and not gross density. The applicant's attorney pointed out that the City's code does not use the term "net" but only "acres." Staff and the City attorney discussed this issue and agreed that, as written, the minimum area per residential unit in the MU district is based on gross

acreage. Staff believes that this was not what was intended, but is the way the code is currently written. In this case, net acreage would result in a maximum of 25 units.

Sparks noted that the building design, parking, landscaping and buffer yards all appear consistent with code requirements. He also noted that the site slopes down to a wetland and some of the units won't have a lot of space in their rear yard, which makes the common open space important.

The proposed landscaping and buffer areas meet the minimum standards.

Williams asked what the actual density of the project was as proposed. Sparks said it is right below 7 units when considering gross acreage and just above using net acreage. Williams asked where density bonuses come into play. Sparks said it helps the current proposal go from 5 to 7 units an acre based on the density bonuses.

Williams asked how the City could be consistent with the Comp Plan if the density isn't brought up to 7 units per acre. Sparks said it's an overall density within the land use. Williams asked where and how will the City be able to increase the density to meet the density needed. Sparks said there are other parcels out there to increase those density numbers. Finke said the Uptown Hamel (UH) area has a requirement to increase density in some areas. Nolan asked if in a more MU district the City would just be counting the residential or would it be both. Williams said only the residential would be counted.

Mitchell asked if the building would be sprinkled. Sparks stated that the plans did not state that they were, but suggested Mitchell ask the applicant for clarification. Mitchell asked how the property would be platted to allow for each unit to be sold separately. Sparks said it would be under one ownership as proposed.

Nolan said when he saw the application previously they had concern with the depth of driveways and asked if that had been corrected. Sparks said they had improved the depth of the driveways to meet the City's minimum requirements. Sparks also noted the trash receptacles would also be able to fit in the garage, which had also been a previous concern.

Nick Anderson, Senior Development for Dominion, said this is the second time this has come before the Commission. He said the intent of this new application was to make an application that met all City regulations and under existing mixed use zoning so that a PUD would not be required. They'd taken away the use of City owned lot adjacent. The majority of the changes had been a reduction in density and making modifications meet all minimum requirements. He said the buildings were not being proposed to be sprinklered as it is not required under the state building code.

V. Reid asked how the commons area would be used. Anderson said they've provided more playground space and the site would be well maintained and monitoring during business hours. V. Reid said the City had an Open House and she was asked questions as to how the clubhouse would be used. Anderson said a clubroom would be available to rent. It would have a kitchen and seating areas. It would also be utilized for after school activities with help of Interfaith Outreach and Community Partners (IOCP).

Public Hearing Opened at 7:33 p.m.

Holly Leurer of 4290 Wild Meadows Drive asked if the project was Section 8 or 42. She also asked how the applicant would be able to monitor multiple families in a unit, such as those with 4 bedrooms. She stated that various concerns were raised during the previous review about how the applicant runs their projects, and stated that she does not see that anything has changed except that Larkin Hoffmann is representing the applicant.

Anderson stated that they are not Section 8, but rather Section 42. He said they have a maximum number of people based on number of bedrooms, which would be enforced and that they would have a property manager on-site.

Anderson said within the staff report there were a number of letters from other Cities showing support for their project, such as St. Paul and Lino Lakes. Nolan asked about the concerns that were raised with the project in the City of Plymouth. Anderson said they had lost their landscaping company and the issues weren't noticed right away. V. Reid asked what on-site manager meant. Anderson said a Manager would be on-site 2-3 days per week.

Bob Belzer of Wild Meadows said he recently moved into the City and chose Medina because of the current community. He said he is concerned with affordable housing coming to the community and it would tax our City resources along with reducing property values. He asked if the project will be maintained and what the policy would be for their tenants on credit score. He raised concern over the use of our Police Force and the number of Police calls it would generate. He said he's against the project and understands they have a law firm supporting the project and he's happy to support legally against it.

Nolan asked Sparks to walk them through the mixed use zoning and how it worked. He said there was some confusion between the Comprehensive Plan and Mixed Use (MU) and how just residential could comply with MU and asked about staff's position. Sparks said the MU-B land use was described in the staff report and that staff believes that a single parcel developing with strictly residential was not inconsistent. Sparks noted the City reviewed an application last month that was guided Mixed Use-Business and only one use was proposed.

Williams asked for clarification on how the MU district could be used for only residential, or only commercial and still be consistent with the land use. Finke said the property is four acres in size which is a relatively small proportion of the total land use. He said when the City zoned the land areas within Mixed Use-Business, it took into consideration that many sites were small and would need to have individual uses or combination of properties in order to develop.

Chris Hilberg of 4559 Trillium Drive North said the Comp Plan should be readily available and understandable. He said when reviewing the MU Guidance, it is MU- B and that the application doesn't comply. He said he reviewed the language and handed out the definition of MU-B to the Commission and staff. He said that if the term "opportunities" means optional, then everything in the definition is optional. He also noted that it reads "two or more of the following: residential, general business, commercial, or office." He explained that the two or more uses are required but staff says only one use is acceptable. If that is the case, it should read "one or more." He said once a fact is pointed out that the code is being misinterpreted it must be discussed and decided on interpretation. He said in the packet Finke says only one use on a single parcel is allowable, but after checking all minutes and reports he never saw where the topic had been discussed.

Hilberg highlighted language on page 7-2 of the Comp Plan which states: “the development of mixed-use zoning will need to include a minimum of two districts to address vertically integrated mixed use (Mixed-Use Business), where residential space is above the commercial space, and lateral mixed use (Mixed-Use) where commercial and residential building exist together in the zoning district.” He noted that there are two similar but distinct land uses. The language on 7-2 clearly implies that Mixed Use-Business is to be vertically integrated. Maybe that’s not what we’ve done, and maybe that’s not how we’ve interpreted it, but is it what is said. If this it isn’t what it means, then why is the language in there?

Hilberg then handed out a copy of Page 7-2 highlighting the following language: “the Mixed-Use Business designation assumes a strong business component.” He said he read the Comp Plan from front to back and did see a few areas of flexibility, but land use within a site was not one of them. The staff report says the other uses “surrounding” the Dominion project make a mix in the area, but he didn’t see that it was allowable per the Comp Plan. Hilberg said that the correct thing would be for the applicant to request a Comp Plan amendment for high density residential, but they want to skip that step. V. Reid asked if he would support the CP Amendment. Hilberg said that is the correct process. He said it would be important to review just the residential use and he believes Dominion doesn’t think they really are a mixed use. Hilberg provided a previous memo from Dominion that stated the project wasn’t a mixed use.

Frank Mignone of 3316 Red Fox Drive said that when Dominion pulled their application previously it was really a back door approach. He said if the City or public had questions tonight the applicant should have to answer them. Fifteen years from now they could sell the townhome units individually. Dominion has no power over the City.

Nolan asked the public to be respectful in their comments and process.

Kimberly Murrin of 290 Cherry Hill Trail said she was concerned with multiple families living on the property and asked if multiple families would be allowed in the same unit.

Murrin also commented that the letters of recommendations from other cities all ended with the same comment in the letters and found it odd. She asked what Dominion’s goal was for developing the project. What would the cost be to add the fire sprinklers in each townhome unit? She said it would help people feel safer in case someone was being careless. She asked how the City would know if there was an actual demand for affordable housing in our area. She went on to say that it would be great to know if we are actually helping people in the local community. She further asked how the units would be advertised and if it would just be to the local area or downtown. She wanted to know if they were proposing to bring people out to Medina from downtown and thinks the City should get an answer. She asked if Dominion would be getting property tax breaks. She said she sees hesitancy by the applicant to answer questions during the Public Hearing process, which doesn’t get the hearing off to a great start, and she thinks that an open discussion should take place.

Nolan said installing a sprinkler system is a building code issue and the City can’t require it if it’s not a code requirement. He also added that the applicant can choose how much input they want to provide during the process, but stated meeting with neighbors to discuss concerns was usually in their best interest and was encouraged.

Public Hearing Closed at 8:18 pm.

V. Reid asked what the difference was between Section 8 and 42. Anderson said Section 8 Housing was a direct subsidy for housing which was more popular in the past where the government would pay a portion of the rent. Section 42 supports the construction cost of project but the rents are fully paid by the tenants. There are income and rent limits set for the whole metro area based upon 60% of the median income. For a family of four, the median income is \$80,000/year. The City of Medina is not providing any financial support in the proposed application. Anderson also said he wasn't trying to avoid addressing some of the questions, but rather the data is all available in previous minutes and documents and he would rather keep the focus on the site plan.

Nolan said their charge as a Commission with the proposed application is rather narrow and it's about density and land use. A concern was raised with the need for resources and that it would need to be accounted for in the long range. Nolan said the subsidies used are Federal and they are looking at the application no different than any other project.

Nolan asked Staff what the City of Medina's definition of "family" was and Finke said:

"Family – Family is any one of the following:

- a. An individual;
- b. Two or more persons related by blood, marriage or adoption and maintaining a common household;
- c. A group of not more than five unrelated persons maintaining a common household.

White asked Finke to clarify where in the packet it explained that the Planning Commission and Council decided the Comp Plan designation and subsequent zoning for the property. Finke said allowing a property to develop with only one use was discussed during the Uptown Hamel discussion and that it was recognized that there was a number of small parcels which would make mixing uses difficult. The zoning of this property was specifically discussed since it was not as close to Uptown Hamel and that the MU designation was chosen as an alternative.

Nolan asked if the City Attorney weighed in on the zoning and CP guidance. Finke said yes it was all discussed at the time of the previous application and he concurred with the information in the current staff report.

Williams said he didn't agree with Hilberg's comments and interpretation on page 7-2 of the Comp Plan, but the issue is moot because the proposed development will include rental units, which is a commercial use and therefore the application includes mixed use. Williams said the Commission should remember their role and he objectives as a Commission. The Commission agreed. Williams stated that going through the objectives, it would appear:

1. Site has limited open space or natural features to preserve.
2. The density meets code requirements based upon the applicant's proposed interpretation which has been reviewed and agreed to by the City attorney
3. The district is designed to be a type of development that is a transition, which this seems to provide between the Medina Entertainment Center and the golf club and potential residential to the north.
4. The buildings will have a sound buffer, and exterior design and landscaping appear to meet requirements.
5. Site accessibility could be discussed by the Commission, but appears to be met.

6. The proposed development appears consistent with the City's Comp Plan goals, use of resources, and the need for affordable housing.
7. It was acknowledged that there is a fear by some residents that the project would use too much of the City's resources. No evidence has been presented however and therefore the Commission has no sufficient evidence to deny the application on that ground.

Williams said, from looking at these objectives, he thinks the project should be approved.

R. Reid said she doesn't have any reason to assume this project would need more resources or use of services than any other project. Nolan said discussion on use of too many resources should be brought up when looking at the Comp Plan. This should have been considered then and not now with an application. Providing affordable housing and diversity is a City goal.

V. Reid said it would be nice to have the developer rent to people from within the area and pull in renters from the City and neighboring communities.

Finke suggested modifying condition #1 to read: "The plan shall be consistent with requirements of the Mixed Use zoning district. Subject to density bonuses described in the Mixed Use zoning district, the maximum number of units shall not exceed the density permitted in the district."

**Motion by Williams, seconded by R. Reid**, to recommend approval of the Mixed Use Stage I Plan Review for development of 26 affordable rental townhomes at 510 Clydesdale Trail with the conditions noted in the staff report, except for the change noted to condition #1. Motion carried unanimously. (Absent Foote)

Finke announced the Dominion application will be heard by the City Council at the October 7, 2014 meeting.

7. **Charles Cudd De Novo – Preliminary Plat and Rezoning for 15 lot single family residential development to be located east of Co. Rd. 116 and south of Hackamore Road**

Finke presented the application explaining the project consisted of 15 single family lots and the overall land area was 16.3 gross acres and a net area of 7.9 acres. The lots are guided Low Density Residential and zoned RR-UR. The rezoning request is for R-1 Single Family Residential zoning with a request for a variance to the maximum cul-de-sac length. A Preliminary and Final Plat is also being requested. The public hearing is for the Preliminary and Final Plats. Finke reviewed an aerial of the parcel and said the City reviewed a concept plan for this property in June and the current proposal is quite similar. He said the Council preferred the cul-de-sac designed to preserve a number of trees. The low density requires 2-3.5 units/acre and the development is proposed to be 1.9 units/acre. The City may consider exceptions to or modifications of density restrictions for developments that protect the natural features or exceed other standards of the zoning district. Staff recommends that Lot 15 be an Outlot until frontage is acquired. Staff recommends the preserved wooded area be placed into an Outlot with protections established.

Finke explained that broader traffic impacts were included in the CR 116/Hackamore traffic study with the Reserve of Medina previously.

Finke said approximately 50 percent of the trees were proposed to be removed and the Code allows 20% without replacement. Staff recommends a tree waiver if the applicant can meet the requirements of the waiver, since it would otherwise require 2398 inches in tree

replacement. He explained even if they developed the site with more density, they would have to remove even more trees.

Finke said if the Commission was supportive of the rezoning and variances, the conditions could remain as written. Mitchell asked if the tree waiver was added in the conditions. Finke said yes it was condition #12. R. Reid asked which trees were being recommended to be preserved. Finke said at the rear of lot 15, with the exception of trees being removed for the Storm Water Treatment area.

Nolan said it's a 50 percent loss of trees with or without the homes. Finke said the tree removal percentage assumes some tree removal in the pad areas. He said if there is support for a tree waiver, it would need to be formalized approving building pads and not just lots. Nolan said the homes will be placed where the rectangles are shown on the plan. Nolan asked if a developer could expand the pad and take more trees in the future. Finke said trees would have to be replaced if they exceed the proposed grading pad area, so yes. Two trees per year are allowed to be removed without penalty. Finke said with the waiver it's possible to place a condition to tighten up the restrictions to possibly not allow the two trees per year without penalty within the development.

Finke explained lot sizes and lot widths. He said the minimum requirement is 90 foot width lots and the applicant meets that requirement.

Mitchell wants to make sure that reducing the size of the lots is worth it. Finke said the lots proposed exceed 90 feet. Williams asked concerning the tree waiver and if it would require off-site planting and also wondered where the trees would be planted. Finke said the City has an aggressive planting plan and could be accommodated. If not, the applicant could provide money to the City for maintenance.

Nolan asked where the waterline would be located. Finke said they generally like to loop the waterline. He said the waterline follows the road and loops to the west for future development. They would be boring 8 feet deep and hopefully missing roots of trees during the installation.

Richard Denman of Charles Cudd DeNovo presented their application and tree replacement plan. He said running the road through gave them two more lots rather than the cul-de-sac, yet the extended cul-de-sac saves many trees. He said the Variance is for the length of the cul-de-sac. He said a cul-de-sac can serve 20 lots and their project only has 14 lots. They are working with Toll Brothers and the City to resolve the frontage issue on Lot 15.

Williams said they gave up two lots to preserve the area of woods. He said if they would have run the road through Lot 15 they would have gotten two more lots, but they would have had to take down many trees and would then have to do tree replacement.

Nolan asked what the value of replacing 2000 trees would cost. Denman said about \$100.00 an inch per City estimates.

Dave Nash, EVS Engineering, presented a recalculation of tree removal / replacement that staff hadn't seen prior to the meeting. He said he reviewed the proposal of optional tree removal minimums from the Nelson property and then the original Cavanaugh property and came up with 3902 inches. He said in theory the number of inches needed for removal came up to 185 inches plus the 194, making a total of 379 inches of replacement.

V. Reid questioned how the tree replacement was determined. Finke explained the 60 foot width lots helped meet the minimum density allowed.

Nash said they are open to negotiation on the tree replacement. He said the watermain is a requirement to be looped and the only other choice is to open-cut and take down more trees, which they didn't want to do.

Public Hearing opened at 9:41 pm.

Steve Theesfeld of 600 Shawnee Woods said he had two concerns. 1) The egress exiting out of the Reserve of Medina, since their development has to drive through the Reserve now onto Aster Road to get out onto County Road 116. He said he doesn't know how the Reserve of Medina got planned, since they will now have 15 more homes that will have that many more vehicles utilizing the access onto Co. Rd 116. He asked that it be considered if it was even safe, since vehicles exiting the Reserve out onto 116 going south bound would block the cars behind them wanting to go right/north since there isn't a turn lane for the vehicles to go right (north) off of Aster Road. He asked what would happen if they had to suddenly evacuate the area. He said the City keeps putting more and more houses accessing through the Reserve of Medina Development which is of concern to him.

Secondly, Theesfeld said he was concerned with the volume of tree removal and the possibility of the Commission giving a Waiver. He told the Commission that if they approve of a waiver then they would have to approve one for every development; and if this was the case then why do we have the requirement.

Public Hearing Closed at 9:46 pm

Williams said he didn't have an issue with the rezoning or Variance for the cul-de-sac length. V. Reid asked about the two lots being developed separately and if it would provide more flexibility if a PUD was used. She said she is concerned with 50% of the trees being removed. Williams said that the arborist determined that the area being preserved is the best quality of trees on-site and that the application should assume the two lots developing together. V. Reid said she doesn't feel we should be giving the tree waiver. Mitchell discussed tree replacements. Nolan said on the variance there hasn't been any comments from the Public Works (PW) Department. Finke said it's not really the length rather than the emergency access. R. Reid asked why we limited the length of the cul-de-sacs. Nolan asked if the PW's absence of comments on the issue meant they were in favor of the cul-de-sac. Finke said PW was fine with the length.

Denman said he was working on road frontage with Toll Brothers to find a solution for the Outlot. The Outlot would turn into a buildable lot and hopes to have that resolved before it gets to the City Council.

V. Reid said she wasn't in favor of the tree waiver. Nolan suggested the City work with the developer to issue a partial waiver since the developer is preserving the most valuable area of the site. Mitchell asked if the extensive use of retaining walls were to save more trees. Nash said yes, the retaining walls were necessary to save trees. Nolan suggested a 50 percent waiver. Williams asked for clarification of what a 50 percent waiver would entail. Nash said it would equate to approximately 1200 inches and he thinks we should consider how the applicant had been working with the City on redesigning the layout of the development.

Charles Cudd, applicant, said they met with the City Arborist and the proposed woodland area to be preserved is the highest quality wooded area. He said they are losing two lots and he doesn't feel they should have to do so much tree replacement since they don't think they are benefited enough. He also stated that he doesn't feel 1200 inches of tree replacement is realistic. He said the City Arborist supported this plan and to have to provide so many inches of trees isn't balanced with what they are giving up in revenue. Williams said he would be willing to go down to 1000 inches with the Waiver.

R. Reid said she is concerned with the traffic, but since the City has given the green light on developing this site she thinks we have to make a decision.

Ryan Lindell of 565 Hackamore Road said you can't go south on 116.

Nolan asked that in the future when the City receives new subdivisions that the Commission also gets in their packet a street map/area map of existing developments. He said it would help to better understand the traffic flow in the area of the proposed project. He said they can't require this developer to pay for traffic improvements at this point.

**Motion by Williams, Seconded by R. Reid,** to approve of the Charles Cudd DeNovo Variance and Rezoning with the conditions set forth by staff with the exception of #8 in that the applicant replace up to 1200 inches. Ayes by Williams, Mitchell, R. Reid, White, and Nolan. Nay by V. Reid. V. Reid opposed the project since she was not in favor of a tree waiver and the intensification of development and traffic. (Absent: Foote)

8. **Comprehensive Plan Amendment – Potential amendment to the Staging/Growth Plan regarding the pace of development in the City.**

Finke informed the Commission that notification had been given to the public via a public hearing notice and mailing.

Mitchell suggested the Commission take all the testimony and then table and bring it up at the next meeting. V. Reid said she'd be comfortable with taking action.

Finke explained that there had been a reduction in growth recommended by the Metropolitan Council. He said staff was asking if this was the time to revise the Plan. He reviewed the current growth of residential and commercial. He said the current staging period had quite a bit of capacity available yet. The updated Met Council Forecasts show the number of households would reduce from 125 units per year to 60 units per year. He said it was the Met Council Forecast change that led the City to decide to send out a City wide mailing and hold Open Houses to seek feedback for the Commission and Council. Attendees were asked to complete a questionnaire. Finke said at the Open Houses potential actions were provided such as "Take no action"; "Take no immediate action"; "Expedite 2015-18 Comp Plan Update"; "Remove flexibility (jump ahead provision)"; "Amend the Staging Growth Plan to move property into later staging periods"; and to consider if "Commercial/business properties should be part of the changes."

R. Reid said she remembered the "jump ahead" process, but asked why we had it. Finke said it allows for flexibility. V. Reid asked Finke if he could separate the responses that were submitted at the Open House from those submitted to the City, rather than all be combined. At minimum put them all on one page. Finke said "yes".

Public Hearing Opened at 10:33 p.m.

Reg Peterson of 225 Hwy 55 said he owns land within the City. He was part of the CP process, all the meetings and time he dedicated; and that now the City would potentially change the Staging Periods concerned him. He said in 2003 163 homes were permitted. His family came to the City in 1966 and felt it would develop in a week and didn't live to see development. He said nothing in the City will change the traffic. Wayzata School District is getting full and they said they have planned for development and will need to fill them. The Met Council said they have plenty of capacity.

Peterson said the City budget was based on development coming in and it's needed to keep up all the things we are funding. If it were to all stop, how would the City meet its budget. He thinks the current CP is fine and will restart the new one when it's required. He is hoping to leave the Comp Plan the way it is.

Fernando Vivanco of 4508 Bluebell Trail South said he had talked to a lot of residents that live north of Hwy 55 and didn't think there was an antigrowth issue, but rather that the City needed to look at infrastructure and if we are overcrowding. To better understand the implications of the houses being built today and the ones in the future. He said he agreed with V. Reid's comment to request the surveys from the Open House and ones received from Resident's that didn't attend the Open House be combined.

Mark Czech of 660 Shawnee Woods Road informed the Commission that it's never a great time to advertise for things such as Open Houses, so suggested the next time the City needed resident input to send out a comment card in the City newsletter.

Elizabeth Theesfeld of 600 Shawnee Woods Road said she agreed that the traffic wasn't just a Medina problem. She asked that a motion be made that the area north of 116 be put in a different Staging Plan.

Chris Hilberg said the City went from 125 residential units per year to 60 residential units per year. He encouraged the Commission to recommend slowing things down.

Martin, council member, of 440 Pheasant Ridge Road said she would like to hear from residents. She wondered if the City should be promoting commercial development rather than residential. Steve Theesfeld said it was a fabulous idea since the biggest traffic jams were earlier in the morning and evening rush hour.

R. Reid said conceptually the jump ahead five year rule should be eliminated. She felt the situation had changed from the time it was adopted.

White said she didn't disagree with pushing the years out, but felt they still needed to discuss some of the percentages or figure out which properties should be removed from the staging plan. She said they should consider the majority of the comments from the Open House and they should be residents and land owners. R. Reid said the survey is skewed. White said the Met Council had given us the opportunity to amend the CP and thought we should. She said she thinks they should only reduce residential and not commercial properties.

Finke said the study directed by City Council was directed towards the staging plan only. He said next fall during the CP changes would be the time, rather than now to make the changes.

Williams thinks they should recommend expediting the CP process and modify portions of the CP with various amendments wouldn't be a good process. He said a lot of assumptions had changed since its creation and it will take time to make the necessary changes, but it should be limited to residential.

Mitchell said he agreed with Williams. He said he met with the Met Council and that their estimates were extrapolated data and they think our growth will be slower. He said he would like the City to look at their data also since we've been waiting 50 years for the infrastructure to come to the City so we can develop and now we're concerned. He said we could still preserve the City with a rural atmosphere and we don't have to have a grid layout like Plymouth where every road would be a through road. He said he's in favor of going slow with new population growth with new people.

Nolan said he generally agrees with Williams and Mitchell. He has some concern with a disjointed approach. He was part of the CP process and feels staging growth isn't just about density but also the cost of infrastructure. Before we dislodge the two plans we need to at least look at it as a point of consideration.

R. Reid said she is concerned with Mitchell's comment when he said the Met Council thought we are going to be taking a breather on development coming in the future.

Nolan said Lennar was the first to start development which then triggered more development to come to the City.

R. Reid said if you live off Co. Rd. 116 you wouldn't think the CP worked. Mitchell said they raised enough money to continue with the growth. Everyone knows the schools were being planned for large schools over the last 10-15 years. V. Reid said the Met Council is not pushing us right now and we should ratchet down development. Remove the flexibility in the staging plan.

Public Hearing Closed at 11:09 pm

**Motion by R. Reid, Seconded by V. Reid,** to approve the elimination of the jump ahead option for all uses and to move each of the staging periods back five years for residential only.

Mitchell felt the proposal was moving too quickly and the data we have is insufficient to make that recommendation. Williams agreed with Mitchell and hoped Finke would review this next month. Mitchell said further study was necessary and that with the public sentiment over the topic the City should begin immediately reviewing the staging issue.

**R. Reid amends motion, William seconded,** to direct staff to draft language for future discussion to eliminate the jump-ahead provision and move back each of the staging areas by five years, except for Business, Commercial, and Industrial zoned properties. Ayes by R. Reid, Kent Williams, V. Reid, and Janet White. Nays by Nolan and Mitchell (Absent Foote).

9. **Farhad Hakim – 22 Hamel Road – Site Plan Review to construct an Apartment Building and an Accessory Parking Garage.**

Sparks presented the updated aspects of the application. One foot bump-outs on each side drive aisle 22' wide was proposed and a hip roof added to the side (alternative could be flat roof), with one foot of green space next to the garage. The applicant was also proposing to enlarge the windows.

R. Reid asked why the rendering was three stories, but the plans show two. Sparks said they originally went for three stories, but there was insufficient parking. They didn't want to update the 3D rendering.

Stan Ross shows the attached stone and the horizontal lap siding.

Nolan stated that there had been some improvements. He prefers the flat roof since it does a better job of modulations. The applied stone looks fine except on the corners.

R. Reid stated that it didn't seem normal to have stone all of the way up a two-story building. She also noted that the windows seemed awfully small along the sides.

Mitchell said he prefers the white colonial.

Williams said he prefers the stone.

Nolan and Mitchel stated that they much prefer the dark colors.

Nolan inquired if there was an opportunity to add a landscaping island in the parking lot.

**Motion by Mitchell, seconded by White**, to approve the Site Plan Review with the recommended conditions noted in staff report and to add a 7<sup>th</sup> condition requiring an accurate color rendering be submitted, along with adding an additional landscaping island in parking lot. Ayes: Williams, Mitchell, V. Reid, White, and Nolan. **R. Reid opposed.** R. Reid stated it is not a good fit for Uptown Hamel. (Absent: Foote)

10. **Council Meeting Schedule**

Mitchell agreed to attend and present at the October 7, 2014 Council meeting.

11. **Adjourn**

**Motion by Williams, seconded by R. Reid**, to adjourn at 11.42 p.m. Motion carried unanimously (Absent: Foote).