

Medina Park Commission Meeting Minutes

November 28, 2012

Medina City Hall

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The Park Commission of Medina, Minnesota met in regular session on November 28, 2012 at 7:03 p.m. in the Medina City Hall. Park Commission Chair Paul Jaeb presided.

1) Call to Order

Commissioners Present: Paul Jaeb, Ben Benson, Ann Thies, Ellis Olkon, Dino DesLauriers, Bill Waytas and Madeleine Linck

Commissioners Absent: None

Also Present: Planning Consultant Nate Sparks, Assistant to City Administrator Jodi Gallup, Public Works Director Steve Scherer, and City Council Member Melissa Martinson

2) Additions to the Agenda: None

3) Approval of Minutes:

- **October 17, 2012** – no changes.

A motion was made by Benson and seconded by Thies to approve the minutes from October 17, 2012 with no changes. Motion passed unanimously.

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

5) City Council Update

Council member Martinson updated the Park Commission on recent City Council actions.

6) Fields of Medina West Preliminary Plat – Park Dedication Discussion

Planning Consultant Sparks presented to the Park Commission the request by Mattamy Homes and RPC Medina, LLC for a Preliminary Plat and Rezoning for a residential subdivision on 22.86 acres immediately west of the Fields of Medina on Meander Road. The site is proposed to be rezoned to R-2, Two-Family Residential. The preliminary plat is proposed to include 65 single family houses with 3.11 net acres of parkland. The proposed density of the subdivision is 3.5 units per acre.

Sparks stated that the City's subdivision ordinance requires dedication of a portion of the buildable land not to exceed 10%, cash-in-lieu of parkland dedication in an amount of 8% of the fair market value (minimum \$3500 per dwelling), or a combination of the two. The site is 22.86 in gross acres. Subtracting the two existing wetlands and the site is 21.71 net acres in size. The required dedication is approximately 2.2 acres. The applicant is proposing to dedicate 3.11 acres for parkland. Including the pond area, the usable portion of the park exceeds parkland dedication requirements.

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The City's Park and Trail Plan identifies a "Park Study Area" in the vicinity of this property. The subdivision to the east provided about 6.4 acres towards this goal. The additional parkland being proposed for this subdivision could be combined to this existing parkland to create a park about 9.5 acres. This generally matches the 10 acres identified as a need in the Park Plan for this area.

Sparks stated that the applicant has proposed a trail to the park on the northern edge of the subdivision, a trail along Meander road, and sidewalks on one side of all the streets within the subdivision.

A motion was made by Benson, seconded by Thies to recommend accepting the proposed 3.11 acres for parkland in lieu of cash for Park Dedication purposes. Motion passed unanimously.

Sparks explained that there is a woodland area in the northwest corner of the site. This site is identified in the City's Open Space Preservation Plan as a "Boxelder-Green Ash Disturbed Native Forest". In this area, the trees are identified for removal and replacement by a stormwater pond.

In its entirety, the project proposes to remove 6117" of significant trees on the site. This equates to an 80% removal (exceeding the 20% allowed) and requiring 4717" of replacement trees. The applicant has not provided a tree replacement plan due to the extraordinary amount of replacement trees needed to fulfill this requirement on top of the trees required for buffer yards and other plantings. The ordinance states that the City Council may grant a waiver to this requirement on a case by case basis. As part of such a waiver, the applicant has proposed to develop significant portions of the public park, including planting replacement trees within the park, installing playground equipment, constructing trails, paving and curbing of any parking lot and grading and seeding of the park.

Project Engineer Dave Nash presented the Park Commissioner's with a conceptual design of the development and park, which included the possible park improvements.

Tom Wolters with Mattamy Homes stated that if the City Council approves this plan, Mattamy Homes will commit to constructing the park improvements this spring.

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There was a general consensus of the Park Commission in support of the applicant's proposal to construct improvements within the park in consideration of the tree preservation waiver, but the Park Commission would like final review of the plans for these improvements.

7) Master Plan Discussion

The Park Commission discussed the idea of installing a Sport Court at the new Park in the Fields of Medina development. The Park Commission liked the fact that the surface was an eco-friendly alternative to concrete or asphalt. It was noted that these surfaces could last 20-30 years without any maintenance, whereas an asphalt surface may need to be resurfaced every four to seven years. The Park Commission requested more information on these types of surfaces and a possible presentation by a sales consultant at a future meeting.

Jaeb stated that he had met with Gallup and found a few display boards that would work in all of Medina's Parks. Gallup will do additional research on costs and bring back to the December meeting.

The Park Commission discussed possible names for the new Park in the Fields of Medina development and came up with the following list:

- Fields of Medina Park
- Meander Park
- Meander Field
- Hunk Scherer Fields
- The Park at Fields of Medina

Discussion also took place regarding using a landmark such as a creek to name the park, but no one knew the name of any landmarks on or near the property.

Olkon made a motion to recommend naming the park "Hunk Scherer Fields". There was no second so the motion failed.

A motion was made by DesLauriers, seconded by Benson to recommend naming the park "The Park at Fields of Medina".

Waytas stated that he liked the idea of using the name of a road to help residents locate the park. Jaeb stated that he felt like there would be plenty of signage for the Fields of Medina Developments off Arrowhead and County Road 116.

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Motion passed 6-1 (Olkon opposed) to recommend naming the park "The Park at Fields of Medina".

Jaeb briefly discussed the timeline to finish the master plan and is proposing that the complete plan be presented to the City Council in March or April 2013.

8) Staff Report

- a. General Items: Scherer gave a brief update on the Willow Drive Trail stating that the power lines had been relocated in front of Boni Keller's property. Scherer noted that the developer at the Enclave of Medina was completing the trail through the wooded area adjacent to Hamel Legion Park. He also noted that the Lakeshore gate had been locked open for the season.

9) Adjourn

A motion was made by Thies, seconded by DesLauriers and passed unanimously, to adjourn the meeting.

The meeting was adjourned at 8:20 p.m.

Minutes prepared by Jodi Gallup.