

Medina Park Commission Meeting Minutes

December 21, 2011

Medina City Hall

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The Park Commission of Medina, Minnesota met in regular session on December 21, 2011 at 7:01 p.m. in the Medina City Hall. Park Commission Chair Paul Jaeb presided.

**1) Call to Order**

Commissioners Present: Paul Jaeb, Ben Benson, Madeleine Linck, Ann Thies, and Bill Waytas

Commissioners Absent: Jean Beaupre

Also Present: City Council Liaison Melissa Martinson, Public Works Superintendent Steve Scherer, Associate Planner Dale Cooney and Assistant to City Administrator Jodi Gallup

**2) Additions to the Agenda:** None.

**3) Approval of Minutes:**

*A motion was made by Linck and seconded by Benson to approve the minutes 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) 805 Hamel Road Lot Split – Park Dedication Discussion**

Cooney presented to the Park Commission the applicants request to subdivide a 30,089 square foot parcel into two lots, rezone it from Urban Residential to R2, and request a right-of-way variance at 805 Hamel Road. He noted that the applicant intends to keep the existing structures on Lot Two. He also noted that the grading plan identified 32 significant trees, which are mostly located in the southwest quadrant of the parcel.

Discussion took place on what would be considered a significant tree. There was a general consensus of the Park Commission to encourage the applicant not to cut down the large Oak tree that is shown on the map over a proposed driveway.

Cooney stated that the Trail Plan shows Hamel Road as a moderately low priority trail. He noted that as part of the subdivision process, the City is acquiring 33 feet of right-of-way dedication along Hamel Road, which would allow for adequate width for future trail or sidewalk improvements.

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Cooney stated that staff's recommendation would be to take the cash-in-lieu option since there are no future parks planned in this area and there is already adequate right-of-way for a future trail.

Cooney explained that cash-in-lieu payments are based upon 8% of the fair market value of the pre-developed property, but shall not be less than \$3,500 per dwelling unit or greater than \$8,000 per dwelling unit. Credit is also given for an existing unit.

Cooney stated that the City Assessor has appraised the pre-developed land at \$55,000, which would come to \$4,400 in park dedication.

The Park Commission questioned the low property value and asked staff to verify the number with the City Assessor.

*A motion was made by Benson and seconded by Linck to recommend taking the cash-in-lieu option. Motion passed unanimously.*

**7) Park and Trail Master Plan Work Session**

Jaeb stated that the subcommittee met on December 7<sup>th</sup> to discuss next steps. It was agreed that this meeting would include a planning session, consisting of two breakout groups. Surveys, maps, aerial photographs, and collateral material had been prepared for this exercise.

Linck, Jaeb, and Benson were in one breakout group conducting a review and assessment of existing parks and nature areas. Each park was given a rating from 1-5 regarding the condition of the park.

Waytas, Thies, and Gallup were in the second breakout group discussing future improvements that could be made at each of the existing parks and nature areas.

**8) Staff Report**

a.) General Items – None.

**9) Adjourn**

*A motion was made by Benson and passed unanimously, to adjourn the meeting.*

**The meeting was adjourned at 8:55 p.m.**

Minutes prepared by Jodi Gallup.