

CITY OF MEDINA
PLANNING COMMISSION
Meeting Minutes
Wednesday, November 9, 2016

1. **Call to Order:** Chairperson V. Reid called the meeting to order at 7:00 p.m.

Present: Planning Commissioners Todd Albers, Chris Barry, Robin Reid, and Victoria Reid.

Absent: Planning Commissioner Kim Murrin, Laurie Rengel and Janet White.

Also Present: City Planner Dusty Finke.

2. **Public Comments on Items not on the Agenda**

No comments made.

3. **Update from City Council Proceedings**

Anderson provided an update on the recent Council activity. He stated that the Council considered the AutoMotorPlex requests, noting that there were many residents in attendance and estimated 30 percent of residents in attendance were in favor of the request and about 70 percent of the residents in attendance were opposed. He highlighted some of the concerns the residents had including traffic and noise, while those in favor would benefit in the increased tax value and fun family event. He stated that the Council tasked staff to rework the conditions, including eliminating parking along Arrowhead Drive and Hamel Road, increasing the buffering/berm, and asking staff to study the traffic flowing into the events. He stated that staff is also investigating whether an EAW would be necessary, as the attorneys representing Delcroft Farms believed that it would be needed. He stated that the Council also considered the Olkon request for a variance and denied the request consistent with the recommendation of the Planning Commission. He advised that the Council also approved a change order for the Deerhill Road improvement project in the amount of \$215,000 for additional sand needed for the road base.

4. **Planning Department Report**

Finke provided an update.

5. **Approval of the October 11, 2016 Draft Planning Commission Meeting Minutes.**

Motion by Albers, seconded by R. Reid, to approve the October 11, 2016, Planning Commission minutes as presented. Motion carried unanimously. (Absent: Murrin, Rengel, and White)

6. **Public Hearing – Excelsior Group – 2212 and 2120 Chippewa Road – Concept Plan Review for 61 Single Family Lots**

Finke stated that this is a concept plan review for the property located at 2212 and 2120 Chippewa Road, noting that this is an informal review and therefore no formal action will be required from the Planning Commission. He stated that under the staging plan this property would become available for development in 2019. He noted that the applicant did come

forward earlier this summer with a concept plan for this property that included additional mixed-use housing units for the area north of Chippewa Road that has been eliminated in this version. He reviewed the currently zoning and guiding for the subject property as well as the surrounding properties. He presented the concept plan and noted that under the draft update of the Comprehensive Plan the subject property would be guided for rural residential. He explained that the intent of the Comprehensive Plan is to meet the thresholds of the Metropolitan Council and not to exceed those requirements in order to slow the growth and keep the rural character of Medina. He provided information on the proposed lot size, access in and out of the proposed development and improvements that would be needed for Mohawk/Willow should the development occur. He stated that from an infrastructure standpoint, this property has some benefits compared to other properties identified for low density residential including gravity sewer, looping connections/options with other developments, and the two sections of the development are split between two school districts. He noted that should this move forward, an amendment would be needed to the Comprehensive Plan, whether that would be to the existing plan or a change to the draft plan.

Barry asked if there was a public hearing when the changes were made to the staging plan.

Finke stated that there was a hearing process, but could not speak to whether all property owners were fully aware of the impacts.

Barry stated that when this came forward earlier this summer the Commission directed the applicant to speak with the Steering Committee to determine what could be done in terms of guiding for the property.

Finke stated that the property owners have been active in the process as the Committee moved ahead.

Barry asked if Wealshire received a “jump ahead” in staging.

Finke reported that property was in the 2016 timeframe and the adjustment to the staging plan only included residential properties. He stated that the Wealshire property went through a process to be designated as business rather than residential.

Albers asked for clarification on the guiding and development timeline.

Finke confirmed that the existing Comprehensive Plan identifies the property as low density residential and the property was originally included in the 2016 development period. He confirmed that the draft Comprehensive Plan identifies the property as rural residential and when the staging plan was amended the property was moved to the 2021 development period and would be allowed to develop in 2019 under the “jump ahead” provision.

Ben Schmidt, Excelsior Group, stated that he represents the property owners and they adjusted their concept plan based on the input they received earlier this summer. He stated that they believe that the subject property has some benefits over some of the other properties guided for low density residential. He stated that the site has good infrastructure and access options and would be a good transition next to the Wealshire property, which is a more intense use. He recognized that the City is going through the process of updating the Comprehensive Plan and he is not attempting to circumvent that process as the landowners have had this desire for some time. He stated that it is his understanding under the “jump ahead” that development could begin in 2018 with certificates of occupancy to be issued in 2019. He stated that the property is split by school districts and attempted to do a villa product closer to Wealshire, which would be in the Rockford school district, but heard the

comments of the Planning Commission that they would like to have larger lots. He stated that the intent is still to provide the “empty nester” product on the eastern portion of the property but just on larger lots. He noted that this would still bring a needed housing product to Medina. He recognized that a similar type of product is being constructed near the golf course, but noted that this would have a different price point. He referenced the neighboring senior housing product at Wealshire and noted that when a spouse is placed in memory care there is a desire for the other spouse to live nearby and this product would provide that opportunity.

Albers referenced a road on the southwest corner, noting that it seems to imply as a connection to the property to the west.

Schmidt stated that originally there were multiple connection points proposed, but noted that it could be more difficult to develop the property to the north and that is why the connection to the west was proposed. He noted that could just as easily be a cul-de-sac, but he wanted to show connection options for future development.

V. Reid stated that she does like the thought of having townhouses adjacent to the Wealshire property and asked if the applicant would be open to just building the townhouse product on that portion of the site.

Schmidt stated that they would be open to that possibility, but would need to investigate the financials.

V. Reid opened the public hearing at 7:35 p.m.

No comments made.

V. Reid closed the public hearing at 7:35 p.m.

V. Reid stated that it seems that there are two questions; whether the land use designation should be changed under the draft Comprehensive Plan and then regarding the concept plan itself. She stated that ultimately this will go back before the City Council, noting that there was a joint meeting with the Planning Commission, City Council and Steering Committee and the consensus was to guide the property as rural residential. She stated that there is a goal for not developing as much in this area and noted that if this land use is changed, that will have an impact on another property as well that has already been designated as low density in order to equate the residential development at the same level proposed for this area of the city.

Barry stated that the City has been working hard on the draft Comprehensive Plan and while the input has been considered, the Steering Committee has designated this property as rural residential under the draft plan.

R. Reid stated that the Steering Committee has spent a long time working on the draft Comprehensive Plan and ultimately the decision would be theirs. She stated that she does like the idea of this type of housing in this location and also providing a lower price point for housing. She suggested that this go back to the Steering Committee to consider if the property could be reguided.

Albers agreed that this should go before the Steering Committee once more to determine if they believe this would be a good change to the draft Comprehensive Plan. He stated that he likes the design of the concept plan proposed with less density.

V. Reid believed that the applicant had already been before the Steering Committee and to the joint meeting.

R. Reid stated that it is her recollection that there was a split opinion when this was considered before.

Albers believed that it would make sense for the Steering Committee to consider this one more time.

Finke stated that the issue will be on the table at the Steering Committee meeting based on the input from residents at the open house meetings.

It was the consensus of the Commission to forward this request to the Steering Committee for further consideration on the proposed guiding for the property.

Finke stated that the City Council is scheduled to consider this concept plan on Tuesday, the Steering Committee will consider the request on Monday of next week and the Park Commission will consider the request at their meeting next Wednesday.

7. **Council Meeting Schedule**

Finke advised that the Council will be meeting the following Tuesday and R. Reid volunteered to attend in representation of the Planning Commission.

8. **Adjourn**

Motion by Albers, seconded by R. Reid, to adjourn the meeting at 7:48 p.m. Motion carried unanimously.