

Medina Park Commission Meeting Minutes
September 20, 2017
Medina City Hall
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The Park Commission of Medina, Minnesota met in regular session on September 20, 2017 at 7:00 p.m. at Medina City Hall. Park Commission Chair Steve Lee presided.

1) Call to Order

Commissioners Present: Steve Lee, Elizabeth Weir, Lori Meehan, Michelle Beddor, and youth member Ella Kingsley

Commissioners Absent: John Jacob, Lisa Cole, Jeff Rumsey, and youth member Lauren Lubenow.

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

2) Additions to the Agenda

Lee suggested discussing the October meeting date at the end of the agenda.

3) Approval of the Minutes from:

• August 16, 2017 Regular Meeting

A motion was made by Meehan and seconded by Beddor to approve the minutes from August 16, 2017 as presented. Motion passed unanimously.

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

5) City Council Update

Lorie Cousineau gave the Park Commission an update on recent City Council actions.

6) Mark of Excellence Homes – Weston Woods – 1952 Chippewa Road – PUD Concept Plan for 94 lot Twinhome Subdivision on 79.82 Acres – Park Dedication Review

Gallup provided a brief staff report. She stated that the applicant has requested a PUD concept plan review for a 94-lot twinhome subdivision on 79.82 acres (approximately 30 net acres). She stated that the property is guided as Low Density Residential (LDR) within the 2016-2020 Staging Period.

Gallup stated that the updated draft Comprehensive Plan that is currently out for area jurisdictional review identifies the property as LDR, within the 2025-2030 Staging Period.

Gallup noted that the PUD is primarily to allow the twinhomes. The LDR district in the current Comprehensive Plan speaks primarily of single-family homes, while the current draft plan speaks of single and two-family dwellings in the LDR zoning district.

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Gallup stated that the applicant has also submitted a concept plan for a Comprehensive Plan Amendment to the south of the subject site. The proposed amendment is to change the zoning from mixed use to LDR. The site is proposed to be guided as Business in the updated draft Comprehensive Plan. She stated that the concept plan shows 48 single family homes with a proposed 7.5 acre park.

Gallup showed maps of the subject sites with the two proposals side-by-side. She noted that these sites are located east of Mohawk Drive, west of Arrowhead Drive, and just north and south of Chippewa Road.

The Park Commission reviewed a map that showed the surrounding parcels in the active park study area and each parcel's proposed land use.

Gallup noted that the Park and Trail map shows a future neighborhood park identified in this area. She noted that the Park Commission's Master Plan identifies a neighborhood park as four to ten acres in size. She also stated the map identifies a future east/west trail connecting Mohawk and Arrowhead, with the plan identifying a trail connection between future neighborhoods and especially to parks.

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 3 to 3.5 acres on each parcel, 8% of the pre-developed value, potentially \$3,500-\$8,000 per lot, or a combination.

Gallup briefly reviewed the size of three existing neighborhood parks and the features each park possessed:

- Fields of Medina = 10 acres (7 acres active after removing future water tower and pond)
 - Soccer field (1.1 acre)
 - Playground/Basketball Court (0.75 acre)
 - Tennis Court (0.25 acre)
 - Volleyball Court (0.15 acre)
 - Parking Lot (0.45 acre)
- Hunter Lions Park = 4.25 acres active; 2.7 acre passive
 - Baseball field (2.0 acre)
 - Playground (0.2 acre)
 - Tennis/Basketball Courts (0.26 acre)
 - Volleyball Court (0.15 acre)
 - Parking lot (0.6 acre)
- Morningside Park = 2.3 acres

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- Baseball field (1.16 acre)
- Playground (0.35 acre)

Gallup noted that parks tend to be at least two times or more the size of the improvements to allow for space between improvements.

Mark Smith with Mark of Excellence Homes stated that he had been building twinhomes for 28 years. His homes are rambler style with a full walk-out basement which caters to empty nesters. He described the buildable property as “fingers” of upland surrounded by wetlands, which makes for great views and privacy.

Smith noted that he attended the August 16, 2017 Park Commission meeting to listen to what the Park Commission had to say about the Excelsior Group application that was before them. He submitted the concept plan to the south to fulfill the Park Commission’s desire for a future park. He noted that the proposed park land has a number of mature trees on the site. He would leave it to the Park Commission to decide how many trees they wanted to keep and how much active play area they would need. He stated he would be happy to grade as much or as little of the site as they desired.

Lee questioned the applicant on what he would do with the proposed park space if it was not a future park?

Smith noted the need for some trees and the park to create a buffer from Highway 55 to the proposed homes.

The Park Commission discussed the three possible future residential sites within this park study area, which includes the Excelsior Group proposal to the west of Wealshire and the two proposals from Mark of Excellence Homes to the east of Wealshire. The discussion focused on the final park dedication decision being made based on who develops first. There was also a consensus that two smaller parks with complimentary uses would make sense.

Lee polled the Park Commissioners asking them for their initial thoughts on the proposed concept plans.

Beddor stated that the proposed 7.5 acre park was a nice size, but it was not in the best location being up against Highway 55. She questioned if the park could be moved to a more central location between the proposed developments.

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Weir stated that she would like to see some of the mature trees kept along the highway as a buffer to the park and neighborhood.

Weir inquired if the developer would consider adding a tot lot to the twinhome development to the north, noting that many empty nesters have grandchildren.

Smith stated that the twinhome development would have private roads and the residents are typically empty nesters who would not need a private tot lot. He stated that in his experience, these residents do not want to pay for additional private amenities that they will have to maintain.

Meehan stated that it would be hard to visualize a park on Highway 55 with the noise and smell.

Scherer stated that we would want some type of buffer if it was a park or homes.

Lee asked the developer if he had thought about a trail along Chippewa to connect to the trail along Arrowhead Drive.

Smith stated that he could give up more right-of-way to make a trail happen.

Lee confirmed that the Park Commission would like to see a trail along Chippewa and connecting the two developments with the park.

Discussion took place if the development to the north went in, but the concept plan to the south remained in the business zoning district. How would the Park Commission envision the future park needs?

Weir stated that she would like to see at least a tot lot in the twinhome development, if the development to the south did not happen.

Lee stated that he would want to take the cash and build a better park in the other proposed residential zoning district to the west of Mohawk Drive.

Weir encouraged the City Council to strongly consider the applicant's request for a Comprehensive Plan Amendment if the applicant was serious about building and financing the construction of the new section of Chippewa Road connecting Mohawk and Arrowhead and providing the water main connection and water main loop.

Smith agreed that it was their intention to install these two infrastructure improvements as part of this project.

The Park Commission's final thoughts were that they would like to see a proposed park on the southern lot with as many trees preserved as reasonable to create a buffer and still be able to have an active park. They also stated they would still like a park on the other proposed residential lot west of Mohawk Drive. These two parks would have complimentary uses.

7) 2040 Comprehensive Plan

Gallup stated that the City of Corcoran had submitted some feedback after reviewing our draft Comprehensive Plan that is out for area jurisdictional review. The City of Corcoran would like the city to add a proposed trail along Mohawk Drive and Willow Drive to connect to Corcoran's proposed trails.

The Park Commission reviewed this request and the trail plan. They discussed the substantial costs for building a trail and the need to limit the plan to trails that the City actually intends to build. It was noted that the City does not have any proposed residential development or active parks by Willow Drive. The Park Commission could not justify adding a trail in this location.

The Park Commission acknowledged the current discussions for proposed future residential development along Mohawk Drive and could see a possible future need for a trail.

A motion was made by Weir and seconded by Beddor to recommend adding a proposed trail along Mohawk Drive to meet Corcoran's request. Motion passed (3-1). Lee voted no.

8) Friends of the Park Program

Weir stated that she went through the Friends of the Park Program and drafted some edits to make the program feel more welcoming and less daunting for a resident to volunteer.

The Park Commission was in support of her edits, but had a few suggestions. Weir stated she would take one more look at the policy and bring back an updated draft at the next meeting.

It was also suggested that Park Commissioners could be responsible for mentoring a new "Friend of the Park" in their assigned parks.

9) Staff Report

- Lee stated that the scheduled October Park Commission meeting date falls on MEA week, and he is aware of several Park Commissioner absences. He requested moving the meeting back a week. Gallup stated that she would send an email poll to determine the best date.
- Weir and Beddor gave an update on their park table at Medina Celebration Day. Residents were passionate about wanting a park in the northeast corner of the city. Some residents asked about getting a splash pad. Someone was upset that the tennis court in Hamel Legion Park is never available in the evenings. Everyone was very excited about the new snow machine at the “Dillman Hill” in Hamel Legion Park.

10) Adjourn

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

The meeting was adjourned at 8:27 p.m.

Minutes prepared by Jodi Gallup