

**MEDINA CITY COUNCIL MEETING MINUTES OF OCTOBER 2, 2018**

The City Council of Medina, Minnesota met in regular session on October 2, 2018 at 7:00 p.m. in the City Hall Chambers. Mayor Martin presided.

**I. ROLL CALL**

**Members present:** Anderson, Cousineau, DesLauriers, Martin, and Pederson.

**Members absent:** None.

**Also present:** City Administrator Scott Johnson, City Attorney Ron Batty, City Engineer Jim Stremel, Planning Director Dusty Finke, Planning Intern Nick Kieser, Public Works Director Steve Scherer, and Police Sergeant Jason Nelson.

**II. PLEDGE OF ALLEGIANCE (7:00 p.m.)**

**III. ADDITIONS TO THE AGENDA (7:00 p.m.)**

The agenda was approved as presented.

**IV. APPROVAL OF MINUTES (7:00 p.m.)**

**A. Approval of the September 18, 2018 Regular City Council Meeting Minutes**

Martin noted that she and Anderson submitted corrections to the minutes prior to the meeting. It was additionally noted on page four, line 30, it should state, "...has had discussed..."

*Moved by Anderson, seconded by Cousineau, to approve the September 18, 2018 regular City Council meeting minutes subject to the revisions. **Motion passed unanimously.***

**V. CONSENT AGENDA (7:02 p.m.)**

**A. Approve Amendment to Upland Buffer Easement Agreement**

*Moved by Pederson, seconded by Cousineau, to approve the consent agenda. **Motion passed unanimously.***

**VI. COMMENTS (7:03 p.m.)**

**A. Comments from Citizens on Items not on the Agenda**

There were none.

**B. Park Commission**

Scherer reported that the Park Commission met to consider the OSI addition in relation to park dedication, noting that a recommendation was made to take an easement on the north and accept cash for the remaining dedication. He stated that staff also met with Hamel Baseball to discuss their plans for the future. He noted that staff has begun to winterize to prepare for the upcoming winter.

Johnson stated that there have been resident complaints on the current location of the batting cage and there were discussions with Hamel Baseball to possibly move the

batting cage. He believed that it would be best for staff to continue to work with the association to move the batting cage.

Scherer stated that the association may attempt to use the current batting cage area for pitching practice and the batting cage will be moved to the south end.

**C. Planning Commission**

Finke reported that the Planning Commission will meet the following week to conduct a public hearing continuing the requests from OSI for rezoning and Preliminary Plat as well as a second public hearing regarding the ordinance related to residency requirements to serve on the Planning Commission which will reduce the requirement from three years to two years, as directed by the City Council.

**VII. NEW BUSINESS**

**A. 2040 Comprehensive Plan Approval (7:06 p.m.)**

Johnson reported that the Metropolitan Council reviewed Medina's draft Comprehensive Plan on August 22<sup>nd</sup>. The Metropolitan Council found that the plan meets all requirements, is compatible with the system statements and adjacent community plans and approved the plan.

Anderson noted that this has been a lengthy process and commended everyone that has been a part of the process, from members of the Council and Steering Committee, members of the public, and staff. He stated that the process was made more difficult by the Metropolitan Council but is glad to see the process come to an end.

The Council echoed the comments of Anderson.

Johnson stated that Finke did an excellent job leading the three-year process and deserves the recognition. He also thanked all the members of the public, Council and Commissions, and Committee that completed the process.

Martin noted that there was a consultant available to assist but the leadership and hard work of Finke mitigated the need to utilize the consultant, resulting in considerable cost savings to the city.

**1. Resolution No. 2018-64 Adopting the City of Medina 2040 Comprehensive Plan**

*Moved by Anderson, seconded by Pederson, to adopt Resolution No. 2018-64 Adopting the City of Medina 2040 Comprehensive Plan. **Motion passed unanimously.***

**B. Mixed Residential Zoning District (7:09 p.m.)**

Kieser stated that the 2040 Comprehensive Plan established a new land use, Mixed Residential and the regulations must now be developed. He explained that this land use was brought about with the idea of meeting a portion of the high-density requirements established by the Metropolitan Council while still preserving the rural character of Medina. He identified the two areas in the 2040 Comprehensive Plan as Mixed Residential. He stated that the overall density for this zoning district would be 3.54 units per acre, with one third of those units at high density (eight units or higher). He noted that the land use would be staged for development in 2025. He stated that this process began with an open house with the public and stakeholders where traffic and

transportation, neighborhood compatibility, flexibility, and parks and open space were topics of discussion. He stated that the review process imbedded in the draft ordinance includes a master plan, which provides the ability to construct the low and high-density portions separately. He reviewed the allowed uses within the district as well as the conditional uses as well as the proposed regulations. He reviewed policy issues that the Council may want to provide additional input on. He stated that at the public hearing held by the Planning Commission there were comments about the land use itself, general concern with high density and transitions, and interest in townhomes and villas.

Finke stated that at the public hearing there was a reference to the villa housing product in the Enclave at Brockton development, and encouragement for that type of housing. He stated that those lots are 55 feet in width and in response, the lot width requirement in the draft ordinance was lowered to 50 feet to provide flexibility and support a similar product. He stated that in exchange for the flexibility, there is a numbers calculation for the overall site. He explained that if higher density is provided in the overall land use area, then a lower density could be provided on the remainder of the site to reach that balance of 3.54 units per acre.

Martin asked if there are any concerns with the range of density flexibility suggested by the Planning Commission.

Finke explained the range started with the discussion of the Comprehensive Plan process that first used a range of -10 or +20 and has been narrowed throughout this process.

Cousineau stated that it would be hard to base the decision on just the range without knowing what would be provided in return.

Martin stated that there are a number of factors that would equate to a density bonus. She stated that she would support establishing a maximum density bonus.

DesLauriers stated that there is discretion of the Council to the number of levels the developer can reach.

Martin stated that there has been a challenge limiting density bonuses (where they are permitted) because each developer comes in at the maximum density bonus requested.

Cousineau agreed that there should be a maximum density bonus stated.

Finke provided clarification on the flexibility provided throughout the master plan, which would be -10 to +5, over the entire master plan. He stated that the additional improvements within the high-density portion, would still cap that at four units per acre. He explained that the two areas of flexibility would allow a developer to place more units in the high-density area of the development and provide lower density throughout the remainder of the development to reach the overall density flexibility of four units per acre for the entire site. He noted that one area of the flexibility could be considered bonus density while the other would be equated to improvements in the multi-family housing.

Cousineau stated that her concern would be the enhancement of the multi-family as there appears to be an option for one more story with a smaller footprint.

Finke replied that there would not be an option to exceed 3.5 stories. He stated that the option referenced by Cousineau was a discussion item and was not included in the proposed ordinance. He noted that the height limit will limit the number of units that would be allowed in the multi-family housing portion of the development.

Martin referenced the overall density of the master plan, noting that the Planning Commission reduced the flexibility from -10 to +10 to -10 to +5.

Anderson asked if that flexibility would impact the system statements and projections from the Metropolitan Council.

Finke stated that it would be unknown as to how the Metropolitan Council will project their housing needs in the future.

Anderson stated that he does not believe that the citizens are interested in providing more high-density housing than required by the Metropolitan Council.

Martin noted that the flexibility would be in return for preservation of open space features or something similar.

Cousineau stated that the Council would need to be vigilant to ensure that those features are there and protected prior to approving a request.

Martin confirmed consensus with the range of flexibility suggested by the Planning Commission. She also confirmed consensus of the maximum height allowed within district. She then reviewed the high-density improvements that would equate to allowance of a higher number of high-density units.

Anderson asked for details on sound suppression.

Finke stated that it would reduce the number of neighbor complaints on noise, as there are often calls related to noise in multi-family developments.

DesLauriers stated that he likes the underground parking bonus.

Martin asked how the bonuses are related to the specific improvements.

Finke stated that the bonuses are related to other City zoning districts and explained how the calculations were created. He explained that without any enhancements the ordinance would allow for a maximum of eight to ten units per acre for the high-density portion and then explained how the improvements would equate to additional units.

Martin confirmed the consensus of the Council to enact a maximum density bonus related to high density improvements.

Finke stated that the Planning Commission did not recommend a maximum density bonus, as the number of units would be capped by the height of the building. He noted that if a series of improvements were completed, perhaps a developer could reach 15 units per acre.

Martin stated that if staff believes the most units a developer could get is 15 or 16, that should be stated as the maximum number allowed. She stated that it should also be clarified that in no event does a density bonus equate to a height increase.

Finke provided additional details on the single-family regulations within the district, providing additional information on setbacks.

Martin stated that perhaps a larger rear yard setback would be preferred when adjacent to existing single-family development.

Finke stated that the buffer yard requirement would apply in that situation.

Martin confirmed the consensus of the Council that the lots adjacent to existing single-family homes have a larger setback, in whatever manner staff believes to be best fitting.

Finke provided additional details on the language in the master plan which specifies a minimum amount of space that must be allotted for portions of the development, which ensures that single-family does not come first and leave a minimum amount of space for the high-density development that could create difficulties for building that product.

Martin provided additional language and/or grammatical suggestions. It was the consensus of the Council that garbage and recycling should be housed inside garages for single-family homes.

Cousineau asked and received confirmation that there would not be a minimum lot size for nursing care type developments.

Finke noted that staff will make the noted corrections and bring the item back to the Council at a future meeting.

**C. Griffin – 2820 County Road 24 – Conditional Use Permit for Construction of a Storage Building (8:17 p.m.)**

Finke stated that within a Rural Residential zoning district each property may construct up to 5,000 square feet of accessory buildings and additional accessory buildings are permitted through Conditional Use Permit. He stated that the subject property is over 27 acres in site and demolished a previously existing structure on the property. He stated that the proposed request would replace that structure with a new building. He stated that the accessory building is largely screened from adjacent properties. He reviewed some of the design elements proposed by the applicant. He noted that a few trees were removed for the construction of the building, which is far below the allowed removal rate. He stated that in exchange for the extra hardcover, there would be an additional BMP to remove additional hardcover on the site. He stated that the Planning Commission found that the request meets the standards and recommended approval of the permit, subject to the noted conditions.

*Moved by Anderson, seconded by Pederson, to direct staff to prepare a resolution approving the Conditional Use Permit with the conditions noted in the staff report for the construction of a storage building at 2820 County Road 24. **Motion passed unanimously.***

**VIII. CITY ADMINISTRATOR REPORT (8:22 p.m.)**

Johnson reviewed the schedule for the November 13<sup>th</sup> business tours.

**IX. MAYOR & CITY COUNCIL REPORTS (8:23 p.m.)**

Anderson stated that he, Martin, and DesLauriers attended the Long Lake Fire Department open house the previous night.

Martin stated that some members of the Council also attended Cec Vieau's retirement celebration the previous week.

**X. APPROVAL TO PAY THE BILLS (8:24 p.m.)**

*Moved by DesLauriers, seconded by Cousineau, to approve the bills, EFT 004787E-004803E for \$52,565.01 and order check numbers 047903-047945 for \$122,309.07 and payroll EFT 0508928-0508955 for \$53,703.58. **Motion passed unanimously.***

**XI. CLOSED SESSION: CITY ADMINISTRATOR'S ANNUAL REVIEW**

*Moved by Cousineau, seconded by Anderson, to adjourn the meeting to closed session at 8:25 p.m. to conduct the annual review of the City Administrator. **Motion passed unanimously.***

The meeting returned to open session at 8:59 p.m.

**XII. ADJOURN**

*Moved by Cousineau, seconded by Anderson, to adjourn the meeting at 9:00 p.m. **Motion passed unanimously.***

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Kathleen Martin, Mayor

Attest:

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Jodi M. Gallup, City Clerk