



CITY OFFICE
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December 31, 2020

Lothar and Mona Krinke
2905 Willowood Farm Rd.
Medina, MN 55340

Dear Lothar and Mona:

City staff has conducted a preliminary review of your application and materials requesting a conditional use permit (CUP) for construction of the addition to your accessory structure which was received on December 11, 2020.

State law establishes timeframes within which the City is required to review and take actions on land use applications, including a request for a CUP. Pursuant to these requirements, this letter is intended to provide notice that the City will extend the review time limit to 120-days to allow time for necessary hearing and review. **The review deadline will be April 9, 2021.**

It is anticipated that review will be completed prior to this time. The City is holding meetings virtually via Microsoft Teams because of Covid precautions. I will email you a login link on the Friday prior to the meeting.

- **January 12, 2021** – Planning Commission public hearing.
- **February 2, 2021** – City Council review
- **February 16, 2021** – City Council action

Please note that this schedule is tentative and may be adjusted depending on the outcome of the hearing and review.

Staff has conducted a preliminary review and provided the following comments:

- Engineering comments are attached. It appears more detail will be required related to grading, drainage, and stormwater management. Staff believes it may be in the owner's interest to schedule a discussion between your consulting engineer and the City engineer to discuss potential alternatives to limit long-term maintenance difficulties for the owner.
- It is City staff's understanding that you intend to utilize the existing 16'x12' concrete manure bunker and contract with a commercial hauler to remove at least four times per year. This management plan appears sufficient for eight horses. Staff will recommend a

condition limiting the number of horses on the property to eight, with the ability to increase the number with an updated manure management plan.

- Commercial use of the accessory structure is not permitted by the City's zoning ordinance. Staff will recommend this prohibition be included as a condition of the CUP.

Staff intends to proceed with Planning Commission review on January 12 based upon the existing plans. Staff recommends that the grading, drainage, and stormwater management plans be updated and reviewed prior to the February 2 meeting. To do so, plans will need to be submitted by January 18, 2021.

If you have any questions, please do not hesitate to contact me at dusty.finke@medinamn.gov or 763-473-8846.

Sincerely,



Dusty Finke, AICP
Planning Director

CC: Lothar Krinke (via email: lothar.krinke@magstim.com)
Eric Finch (via email: eric@rambuildings.com)

From: Jim Stremel <JStremel@wsbeng.com>
Sent: Wednesday, December 30, 2020 11:40 AM
To: Dusty Finke
Cc: Debra Peterson; Steve Scherer; Batty, Ronald H.; Anderson, David T.; Heather Nelson; Alison Harwood
Subject: RE: New Land Use Application: LR-20-283 Krinke CUP

Dusty,

Here are our engineering comments on this plan:

- Site/Grading Plan Comments:

1. Provide a more detailed grading plan showing existing/proposed contouring and spot elevations in and around the proposed building and driveway/walkway areas.
2. Note finished floor elevations of existing/proposed buildings.
3. Provide grade percentages with the grading arrows.
4. Confirm whether or not there will be water/sewer service to the building. Show any existing well locations that maybe nearby (within the plan view).
5. Provide more detail/spot elevations for the proposed rain garden. Soils in Medina are not conducive to infiltration, a perforated underdrain will be required. Note the size/type of underdrain pipe, a cleanout will also be needed at the upstream end.
6. Note roof gutter system and downspout locations, if applicable.

- There are no wetlands in the area of the proposed riding arena (Alison reviewed this property last fall). There is a wetland identified in the SE corner of the property that is classified as a Manage 3. This wetland will require an average 20-foot buffer (minimum 15-feet). This wetland is not shown on the site plan. They had a delineation completed for the development site itself, but they did not include the wetland in the SE in that plan. They can complete a Level 1 delineation for that wetland in order to set the buffer, or the city can provide an estimate of the boundary (Dusty can provide the fee information for that).

- Stormwater Management:

7. The total site impervious amounts to appx 2.5 acres. This exceeds the amount allowed under the single-family residential project exemption from stormwater management.
8. Provide the amount of impervious surface proposed for this site plan.
9. Provide calculations for sizing proposed rain garden.
10. Provide pretreatment from arena runoff to rain garden.
11. Provide erosion/erosion control on site/grading plan.

Let us know if you have any questions or further comments to add.

Jim Stremel, PE
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