

Medina Park Commission Meeting Minutes

September 15, 2021

Page 1 of 4

The Park Commission of Medina, Minnesota met in regular session on September 15, 2021 at 7:00 p.m., at Medina City Hall. Park Commission Chair John Jacob presided.

1) Call to Order

Commissioners Present: John Jacob, Nila Norman, Steve Lee, Troy Hutchinson,
Terry Sharp, Angela Bernhardt

Youth Member Present: Emily Jans

Commissioners Absent: Mary Morrison

Youth Member Absent: Katya Cavanaugh

Also Present: Public Works Director Steve Scherer, Administrative
Assistant Lisa DeMars, Planning and Zoning Director
Dusty Finke; George Stickney, BPS Properties, LLC

2) Additions to the Agenda: Retention Pond Discussion. John Jacob mentioned the recent drowning tragedy in Edina and asked everyone to think about ponds in Medina, specifically in Hamel Legion Park near the sliding hill. Terry Sharp noted Central Park in Maple Grove uses fencing to block off storm water ponds. Dusty Finke noted that stormwater ponds incorporate an access or aquatic bench (a shallow slope area which provides equipment access, prevents people from slipping into the water, and facilitates the growth of aquatic plants).

3) Approval of the Minutes from:

• **August 18, 2021 Meeting**

- *A motion was made by Sharp and seconded by Lee to approve the minutes from August 18, 2021 as presented. Motion passed unanimously.*

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

5) City Council Update: None.

6) Marsh Pointe Preserve – Preliminary Plat – 4250-4292 Arrowhead Drive – Park Dedication Review

Planning Director Dusty Finke provided an overview of the preliminary park / trail review which included a presentation with slides. Finke explained BPS Properties LLC is requesting approval for a 38-unit villa development located east of Arrowhead Drive and south of Bridgewater and Medina Lake Preserve.

Finke further explained the subject site is currently four homes served by a private gravel road east of Arrowhead which is proposed to be redeveloped into more homesites. Finke

Medina Park Commission Meeting Minutes

September 15, 2021

Page 2 of 4

noted the subject site is guided for Low Density Residential development with a density of 2-3 units/net acre and showed an aerial of the site which included the large wetland located south and east of the subject property.

Finke explained the ordinance requirements for Park Dedication as well as the need for several improvements in the vicinity of this project as identified by the City's Parks/Trail/Open Space Plan, including:

1. Land access in the northeastern portion of the site is for Medina Lake Preserve parking.
2. A paved trail connection is identified from Arrowhead Drive to Medina Lake Preserve; with a trail head at the Medina Lake Preserve to provide a connection from the nearby Bridgewater and Fields of Medina neighborhoods, and to large employers south along the Arrowhead Drive trail. A floating bridge connection might also be considered across the large wetland for a more direct link to the park at Fields of Medina.
3. The City Council recently supported a potential route for the Diamond Lake Regional Trail Master Plan which would potentially connect Arrowhead Drive to the southeastern portion of the site with a potential boardwalk to the southeast to ultimately connect with the Park at Fields of Medina.

Finke noted the original plans submitted by the applicant did not include provisions for the trail nor the access or parking for Medina Lake Preserve, even though staff discussed these requirements at length with the developer prior to application. Finke indicated Staff will strongly recommend that the City require provisions for the improvements with the development.

Finke showed an exhibit which provided some potential locations for trail corridors and detailed Staff's preliminary feedback provided to the applicant related to parks and trails as follows:

- As indicated continuously through pre-application discussions, the City's trail plan identifies a trail connection from Arrowhead Drive to Medina Lake Preserve. Staff will recommend a trail connection be required as portion of park dedication requirements. Two possibilities may be along the wetland edge on the south of Block 1 or along the north of the project (including north of Block 2). Potential options shown in green on the attached. The Park Commission will review and make a recommendation for location to the City Council. The applicant may want to consider incorporating a location into the design rather than waiting for Park Commission to recommend location. In such case, staff recommends a location which prevents unnecessary driveway crossings and that provides a quality user experience (views, separation from streets, etc.)
- As indicated continuously during pre-application discussions, staff will recommend land dedication necessary for a parking area and trailhead south of Medina Lake Preserve within this site. As discussed during pre-application discussions, it may be possible to incorporate an area for nose-in parking as part

Medina Park Commission Meeting Minutes

September 15, 2021

Page 3 of 4

of the street improvements within the site, which may be a viable alternative to additional dedication of land. If parking and a trailhead is not provided in connection with the proposed improvements, staff will recommend that the City require land dedication for such purpose.

- As indicated in pre-application discussions, the City has approved a potential route for the Diamond Lake Regional Trail Master Plan which connects to Arrowhead Drive and then would include a boardwalk across the wetland to the south. Staff will recommend that trail easements for this future trail connection be required as part of park dedication. Staff has consulted with Three Rivers Park on potential locations, and generally, the objectives would include: a) minimizing length of boardwalk across wetland; b) minimizing driveway crossings; c) maximizing trail user experience; d) flexibility for route connections to south (potentially multiple easement locations). Potential options are displayed in pink on the attached site plan. One opportunity may be from Medina Lake Preserve behind Lots 15-17, Block 3. These lots appear deeper and trees could be preserved to provide a buffer. Potential locations are identified in attached. The applicant is welcome to suggest alternative locations, but they must address the objectives noted above.

Finke explained the preliminary plat will be presented to the Park Commission at a future meeting after updated plans are submitted and reviewed. However, because the park and trail locations have the potential to affect the site layout, it was determined appropriate for the Park Commission to provide their preliminary feedback as well. Specifically, Finke requested feedback on the following:

1. Whether on-street nose-in parking (6 stalls) along with trail connections into Medina Lake Preserve is sufficient rather than requiring additional land for an off-street parking lot.
2. Feedback on preferred location/route for the City trail between Arrowhead Drive and Medina Lake Preserve.
3. Feedback on potential easement location for Diamond Lake Regional Trail.

The Park Commission asked questions about the location of the proposed trail head to the southwest corner of Medina Lake Preserve to connect the trail and about lot size and number of lots.

Steve Scherer pointed out the City will seek maintenance entry because the pontoon bridge is off limits to equipment and machinery.

George Stickney approached the podium and introduced himself as one of the partners with BPS Properties, LLC. He provided history on other projects which he has successfully completed over the years. He commented that properties are left better than before he bought and developed them. He committed to develop a really nice property here in Medina.

Medina Park Commission Meeting Minutes

September 15, 2021

Page 4 of 4

Stickney stated because of the wetland buffer the best option is in entry in the southwest corner. Stickney said it is the intention of BPS Properties, LLC to divide the parcel into 11 to 17 lots and noted even the smaller lot size would be gorgeous properties.

Steve Lee restated the necessity of an easement for purpose of city maintenance.

Stickney committed to a walking easement but will need to reimagine the design to accommodate maintenance vehicles; the issue is a matter of back-yard privacy.

Lee stated the applicant must find a way for Public Works to access the preserve.

The Park Commission asked additional questions and reaffirmed their priority will be parking adjacent to the park, the trail location to Arrowhead to avoid crossing over any driveways, and to assure Public Works has vehicle access to the Preserve and Bridgewater.

The Park Commission thanked Stickney for attending the meeting and stated they look forward to more answers with the formal preliminary plat at a future meeting.

7) Lakeshore Park Preliminary Concept Plan Review

Round table discussion took place with group consensus migrating toward Concept 1, minus the Pollinator Woodland Garden.

The following comments were noted:

- In lieu of a Pollinator / Woodland Garden; is a covered pavilion and multi-purpose turf area for games like shuffleboard or horseshoes.
- The Half Basketball Court seems small; could the space accommodate an “L” or oblong or triangular shaped court?
- Too much pavement trail on the north side.

The following next steps were suggested:

1. Think about a scouting mission to explore Central Park in Maple Grove.
2. Provide feedback to Candace at WSB to update Concept 1.
3. Solicit public comment (i.e. social pinpoint).
4. Determine a timeline – Norman, Gallup, and Scherer will chat.

8) Staff Report

General Items – Scherer provided an update on Public Works and Finke provided an update on Planning.

9) Adjourn

A motion was made by Hutchinson, seconded by Lee, and passed unanimously, to adjourn the meeting.

The meeting was adjourned at 8:30 p.m.