

Medina Park Commission Meeting Minutes

October 20, 2021

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The Park Commission of Medina, Minnesota met in regular session on October 20, 2021 at 7:00 p.m., which was held virtually pursuant Minn. Stat. Sec. 13D.021. Park Commission Chair John Jacob presided.

1) Call to Order

Commissioners Present: John Jacob, Nila Norman, Mary Morrison, Terry Sharp, Angela Bernhardt
Youth Member Present: Emily Jans and Katya Cavanaugh
Commissioners Absent: Steve Lee, Troy Hutchinson
Youth Member Absent: None
Also Present: Public Works Director Steve Scherer, Administrative Assistant Lisa DeMars, Assistant City Administrator Jodi Gallup, Planning Director Dusty Finke, Councilmember Joe Cavanaugh

2) Additions to the Agenda: None.

3) Approval of the Minutes from:

• **September 15, 2021 Meeting**

- *A motion was made by Jacob and seconded by Sharp to approve the minutes from September 15, 2021 as presented.*

A roll call vote was taken:

<i>Sharp</i>	<i>aye</i>
<i>Bernhardt</i>	<i>aye</i>
<i>Norman</i>	<i>aye</i>
<i>Morrison</i>	<i>aye</i>
<i>Jacob</i>	<i>aye</i>

Motion passed unanimously.

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

5) City Council Update:

Cavanaugh provided an update on recent City Council actions.

6) SH Ventures, Inc. – PID 05-118-23-22-0005 – Lifestyle Auto Condos – PUD Concept Plan – Park Dedication Review

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Planning Director Dusty Finke provided an overview of the PUD Concept Plan application for private auto condos on a site south of Highway 55 and west of Pioneer Trail. The concept plan proposes 12 buildings with a 258,000 square foot footprint on 30 acres. The land is currently zoned as rural residential-urban reserve and is guided in the 2020-2040 Comprehensive Plan as future development area.

Finke reviewed the Park Dedication ordinance noting the Park Commission could require 10% of the land, which would total three acres, 8% of the market value of the pre-developed land, which would be approximately \$50,000 to \$75,000 or a combination. He noted the cash value for this project is much less than a dense residential development, which has a minimum park dedication fee of \$3,500 per unit.

Finke explained that the City's park and trail plans do not currently identify improvements in the area of the subject site because the Comprehensive Plan does not anticipate intensive development in the area within the currently planning horizon. He stated that staff believes it is important that the City not miss opportunities or paint itself into a corner by allowing a development which does not provide provisions for future park and trail improvements.

Finke noted if the development were to proceed, staff would recommend trail easements effectively around the perimeter of the site to provide for future potential connections to adjoining properties. The trail easements would be secured with the development but may not be built out for decades when the surrounding areas develop.

Finke explained the City's general goal to have parks no more than half a mile from planned residential developments. He noted the Future Development Areas (FDA) in the vicinity would likely require a minimum of two parks in the future when development occurs. He noted the subject site is in the northeast area of the FDA and its proposed use of auto condos would not have a high demand for park needs. Therefore, it may make sense to plan for a future park further west of the subject site.

Bill Stoddard, applicant, introduced himself and highlighted some of the projects that he has completed in the metro area. He stated that they are hopeful that this meeting will provide input prior to them moving onto a more formal design stage. He noted he felt his project was a good use in this FDA since residential may not make sense right off Highway 55.

Jacob polled each Park Commissioner on the project and there was a consensus to support staff's recommendations to require trail easements around the perimeter of the property and look for future park opportunities further west of this site as future development occur.

7) Lakeshore Park Concept Plan Review

Gallup reported that Landscape Architect Candace Amberg with WSB updated the Lakeshore Park Concept Plan based on feedback received at the September meeting. She noted that the concept plan shows options to get resident feedback on whether they would like to remove the cedar trees in the north part of the site to create an open lawn area or leave the cedar trees. She also noted the concept plan shows options for the playground area on

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whether to leave the swing set, change the swing to a “you and me swing”, or remove it to create more space for additional play equipment.

Gallup asked for feedback on the survey questions and specifically wanted feedback on the kayak rack on if it should be reserved on a “first come” basis or reserved on a lottery system.

Jacob polled each Park Commission to ask for feedback on the concept plan and survey questions.

Katya Cavanaugh stated she liked the overall concept. She noted the kayak rack would be a nice amenity and discussed adding signage to limit confusion if the rack was open to the public or needed to be reserved.

Jans noted the kayak rack could be troublesome to figure out how to manage it. She liked the idea of removing the cedar trees and repurposes the wood for a natural park feature.

Morrison liked the overall concept plan and stated the design was suitable for the space. She liked having the options in the resident survey to gauge resident interest regarding the cedar trees and playground equipment.

Norman thought the survey was well written and addressed all the feedback the Park Commission had received from the neighborhood at previous meetings. She suggested a tweak to the kayak verbiage by removing the option for a lottery reservation system, since staff is not ready to administer a rental system at this time.

Bernhardt was in support of the survey to gauge resident feedback.

Norman questioned if there would be space to add a second kayak rack. Scherer stated he would prefer to start with one rack.

Sharp believed the survey had checked most of the boxes from the park visit. He stated he liked the idea of removing the cedar trees to create an open grass play area, but he thought it was wise to wait for feedback from the residents to make sure that is what they wanted.

Jacob echoed what he had heard from the other Park Commissioners. He liked the overall concept plan but noted the importance of receiving feedback from the neighborhood on what they wanted.

Jacob suggested advertising the survey online through December to make sure there was sufficient time to receive feedback.

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Gallup stated that she would work with DeMars to create the survey on the City's website and advertise it through neighborhood emails, the *Medina Message* newsletter, and City of Medina Facebook page.

8) Staff Report

General Items – Gallup reported that she has accepted a job with the City of Plymouth, and this would be her last Park Commission meeting with the City of Medina. She noted that Lisa DeMars would be taking her place in working with the Park Commission. Scherer provided an updated on the progress made at Hunter Lions Park.

9) Adjourn

A motion was made by Morrison, seconded by Sharp, to adjourn the meeting.

A roll call vote was taken:

<i>Sharp</i>	<i>aye</i>
<i>Bernhardt</i>	<i>aye</i>
<i>Norman</i>	<i>aye</i>
<i>Morrison</i>	<i>aye</i>
<i>Jacob</i>	<i>aye</i>

Motion passed unanimously.

The meeting was adjourned at 8:00 p.m.