

**Mayor**

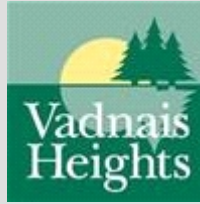
Heidi Gunderson

**Council Members**

Craig Johnson  
Greg Urban  
Patricia Youker  
Bob Morse

**City Administrator**

Kevin Watson



**The City of Vadnais Heights**

800 East County Road E  
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**Regular Workshop Meeting of the  
Vadnais Heights City Council**

*Tuesday, April 16, 2019 - 5:30 pm*

Lakes Conference Room at City Hall

**AGENDA**

1. Open Meeting - (5:30 p.m.)
2. Planning Commission Work Plan  
Documents:  
[2.PDF](#)
3. Garceau Corner Task Force Scope  
Documents:  
[3.PDF](#)
4. Prosecution Services Update  
Documents:  
[4.PDF](#)
5. Update on Agreement with Refuse Haulers  
Documents:  
[5.PDF](#)
6. Other Staff Items
7. Future City Council Requests
8. Adjourn

Nolan W. Wall, AICP  
Planning/Community Development Director

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The City of Vadnais Heights  
800 East County Road E  
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## Memorandum:

TO: Mayor Gunderson and City Council Members

FROM: Nolan Wall, Planning/Community Development Director

DATE: April 16, 2019

SUBJECT: Planning Commission Work Plan

A handwritten signature in black ink, appearing to be "Nolan Wall" with the initials "KW" written to the right.

### Recommended Council Action

Review DRAFT 2019 Planning Commission Work Plan and provide feedback/direction to staff and the Commissioners in attendance.

### Background

The Planning Commission's role is inherently reactive, as the main responsibility is to review proposed development and code amendment applications and make recommendations to the City Council. In the past, the Planning Commission has established an annual work plan to take a more proactive approach on a variety of land use/zoning issues.

Staff reviewed a proposed work plan with the Planning Commission at their March meeting. Prior to undertaking any policy-related research and recommendations, it is prudent to get City Council direction. Some issues may be timelier than others and the intent is complete any required work within the current department budget, based on staff workload.

Attached is a DRAFT work plan for discussion.

Attachment(s): DRAFT 2019 Work Plan

A large, handwritten number "2" in black ink, located in the bottom right corner of the page.

*Chairperson*  
**Evan Cordes**



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*Planning Commission Members*

**Dave Anderson**  
**Linda Bigelbach**  
**Ed Caillier**  
**Brian Carnes**  
**Martin Jokinen – Vice Chair**  
**Joseph Stumph**  
**Curt Cooper – First Alternate**  
**Jerry Moynagh – Second Alternate**

**Patricia Youker, City Council Liaison**  
**Nolan Wall, Planning/Community Development Director**  
**Kevin Watson, City Administrator**

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## **PLANNING COMMISSION WORK PLAN – 2019**

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- 1. Review Potential Zoning Code Amendments**
  - A. Planned Unit Development District
  - B. Steep slopes
  - C. Park dedication
  - D. Billboards/signs
  - E. Density (gross vs. net)
  - F. Water Management Overlay District
  - G. Subdivision Ordinance
  - H. Accessory structures
  
- 2. Bi-Annual/Annual Joint City Council Meeting**
  - A. Present proposed work plan
  - B. Get direction on additional goals
  
- 3. Economic Development Initiatives**
  - A. Current policies & programs
  - B. Surrounding cities' policies & programs
  - C. Recommend additional policies & programs
  - D. TIF 101
  - E. VHEDC coordination
  - F. Economic Development Authority
  
- 4. Housing Initiatives**
  - A. Current policies & programs
  - B. Surrounding cities', county, and state policies & programs
  - C. Recommend additional policies & programs
  
- 5. Evaluate Redevelopment Areas**
  - A. Study constraints
  - B. Identify funding or budgeting priorities



# Memorandum:

TO: Mayor Gunderson and City Council Members

FROM: Nolan Wall, Planning/Community Development Director *NW* *KW*

DATE: April 16, 2019

SUBJECT: Garceau Corner Task Force Scope

## Background

All Task Force members have been contacted in an effort to schedule the first meeting, which is anticipated to take place in May. Staff recently met with Cathy Bennett, the contracted facilitator, to establish the following project scope:

Meeting	Discussion	Guest(s) Speakers	Outcome
One	<ul style="list-style-type: none"> <li>Site tour</li> <li>Member introductions</li> <li>Discussion of expectations</li> <li>Future meeting scheduling</li> </ul>	<ul style="list-style-type: none"> <li>Welcome by Mayor Gunderson</li> </ul>	<ul style="list-style-type: none"> <li>Existing conditions review</li> <li>Solicit feedback on scope</li> <li>Housekeeping/distribution of materials</li> <li>Identify scenarios to discuss in the future</li> </ul>
Two	<ul style="list-style-type: none"> <li>Property history</li> <li>Environmental background</li> <li>Financial information</li> </ul>	<ul style="list-style-type: none"> <li>City Staff</li> <li>AET</li> <li>Ehlers</li> </ul>	<ul style="list-style-type: none"> <li>History of city's involvement</li> <li>Identify environmental constraints</li> <li>Review of TIF and other redevelopment tools</li> </ul>
Three	<ul style="list-style-type: none"> <li>Restaurant potential</li> <li>Building re-use potential</li> <li>Mixed use potential</li> <li>Retail potential</li> <li>Commercial/office potential</li> </ul>	<ul style="list-style-type: none"> <li>Restaurateur</li> <li>Retail developer</li> <li>Commercial/office developer</li> </ul>	<ul style="list-style-type: none"> <li>New commercial use viability</li> <li>Potential re-use options</li> <li>Current commercial market trends</li> </ul>
Four	<ul style="list-style-type: none"> <li>Single-family potential</li> <li>Townhome potential</li> <li>Senior housing potential</li> <li>Apartment/condo potential</li> </ul>	<ul style="list-style-type: none"> <li>Single-family/townhome developer</li> <li>Senior housing developer</li> <li>Apartment/condo developer</li> </ul>	Discuss new residential use viability for low, medium, and high-density developments, including the current/future development market.
Five	Work session to develop recommendations	None	Recommendations and prioritization of future uses to the City Council.

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It is anticipated that monthly meetings will be conducted, since it will take time to coordinate guests and respond to any questions from previous discussions. Additional meetings may be necessary if certain ideas and questions require more discussion and/or research. The process is certainly adaptable and can be influenced by the discussion and direction from the Task Force.

Staff is looking forward to the process and building consensus towards a redevelopment scenario to implement in the future.

**Kevin P. Watson**  
*City Administrator*

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## *Memorandum:*

**TO:** Mayor Gunderson Council Members  
**FROM:** Kevin P. Watson, City Administrator  
**DATE:** April 16, 2019  
**SUBJECT:** Prosecution Services Update

### **Background**

At the Workshop meeting on April 16, 2019, James Erickson, Jr. and Melissa Loonan from Erickson, Bell, Beckman & Quinn, will give an update to the Council on prosecution services.

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**Tim Sandvik**  
*Assistant City Administrator*

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## *Memorandum:*

**TO:** Mayor Gunderson and City Council Members  
**FROM:** Tim Sandvik, Assistant City Administrator  
**DATE:** April 16, 2019  
**SUBJECT:** Ongoing Negotiations with VHG Inc.

### **Background**

Following the February City Council Workshop when staff was able to provide updates on negotiations with VHG Inc., staff made the same information available to the Health and Public Safety Commission. Having a better understanding of priorities of Council Members, Commissioners, and Vadnais Heights residents, staff will provide a brief update on the negotiation process including information on pricing proposals and language regarding customer service.

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