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**REGULAR MEETING
OF THE
VADNAIS HEIGHTS PLANNING COMMISSION
JANUARY 28, 2020**

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OPEN MEETING AND WELCOME

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Chairperson Evan Cordes called the Regular Meeting of the Vadnais Heights Planning Commission to order at 7:00 p.m. on January 28, 2020.

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ROLL CALL

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Evan Cordes, Chairperson	Present
Linda Bigelbach	Absent
Edward Caillier	Present
Brian Carnes	Present
Curt Cooper	Present
Martin Jokinen	Present
Joseph Stumph	Present
Jerry Moynagh, First Alternate	Present
Terri Dresen, Second Alternate	Present

Also present: Nolan Wall, Planning/Community Development Director; Jesse Farrell, Public Works Director/City Engineer; Jeff Melcoch, Cable Producer; and Councilmember Patricia Youker.

APPROVAL OF AGENDA

Upon motion by Commissioner Carnes, seconded by Commissioner Cooper, it was

“RESOLVED, to approve the January 28, 2020, Regular Meeting Agenda as amended, moving Item 6D forward before Item 6A.”

Ayes – 7 Nays – 0

The motion carried.

APPROVAL OF MINUTES

Upon motion by Commissioner Jokinen, seconded by Commissioner Stump, it was

“RESOLVED, to approve the minutes of the December 18, 2019, Regular Meeting as presented.”

Ayes – 7 Nays – 0

The motion carried.

49 **OPEN TO THE PUBLIC**

50

51 Chairperson Cordes opened the floor to the public at 7:06 p.m. for questions and
52 comments on items not on the agenda.

53

54 As no one wished to address the Commission, Chairperson Cordes closed the meeting to
55 the public at 7:06 p.m.

56

57 **PUBLIC HEARINGS**

58

59 Item D was heard at this point in the agenda.

60

61 D. Case 19-023: Lee Homes – Creekview Second Addition Preliminary/Final Plat and
62 Easement/Street Vacation

63

64 Planning/Community Development Director Wall said the applicant was requesting to
65 replat the Creekview Addition into Creekview 2nd Addition and vacate all existing
66 drainage and utility/street easements. The requests require City approval prior to filing
67 with Ramsey County. The applicant previously platted five single-family lots, including
68 dedication of the Creekview Circle right-of-way and several easements in 2015. The two
69 pre-existing dwellings (formerly at 3757 and 3777 Edgerton Street) have been
70 demolished but no additional improvements have been made on the properties. The
71 applicant no longer intends to construct the public improvements and is instead proposing
72 to replat the five lots into three lots accessing Edgerton Street between Bear Avenue
73 South and Koehler Road. As part of the replatting process, the existing drainage and
74 utility/street easements need to be vacated and re-established appropriately on the new
75 plat. Wall noted that staff recommend approval of the proposed preliminary and final plat
76 and easement vacations based on findings of fact and subject to conditions as noted in
77 staff's report.

78

79 Chairperson Cordes opened the public hearing at 7:09 p.m.

80

81 Steve Guider, 3720 Edgerton Street, spoke about the five proposed lots and the future
82 turnaround after development. He asked for confirmation that there would be no high-
83 rise development, and then spoke about drainage concerns and potential flooding.
84 Chairperson Cordes said the applicant would have to meet applicable codes whether
85 single family was developed or not and said that the zoning is not changing.

86

87 As no one else wished to address the Commission, Chairperson Cordes closed the public
88 hearing at 7:11 p.m.

89

90 Wall said the applicant wants to construct three single family homes in compliance with
91 all applicable standards and that detailed grading plan review would occur during the
92 building permit phase and that this action was just changing lot lines and the
93 administrative review process would address Mr. Guider's concerns regarding drainage
94 and grading.

95

96 Chairperson Cordes confirmed the nearby homes would be addressed regarding potential
97 flooding/drainage concerns.

98
99 Upon motion by Commissioner Cooper, seconded by Commissioner Caillier, it was
100

101 “RESOLVED, to recommend approval of Case 19-023: Lee Homes – Creekview 2nd
102 Addition Preliminary/Final Plat and Easement/Street Vacation based on the findings of
103 fact that the request is compliant with the applicable City Code standards and consistent
104 with the Comprehensive Plan.
105

106 Subject to the following conditions:

- 107 1. The final plat shall be filed by the applicant, at their cost, with the offices of the
108 Ramsey County Recorder and/or Register of Titles, prior to any mortgages, liens, or
109 similar interests.
- 110 2. A development agreement between the applicant, and all others with interests in the
111 subject property, shall be entered into with the City, to be recorded at the applicant’s
112 cost with the offices of the Ramsey County Recorder and/or Register of Titles, prior
113 to issuance of a Building Permit.
- 114 3. A building permit shall be submitted for administrative review/approval, prior to
115 commencement of any construction activities on the subject properties.
- 116 4. The applicant shall submit a stormwater management plan, prepared by a professional
117 engineer, in compliance with all applicable standards to be reviewed and approved
118 prior to the issuance of any building permits.
- 119 5. No permanent structures shall be allowed to be constructed within the dedicated
120 easement areas.
- 121 6. Any vegetation or tree removal within the easement area along County Ditch No. 14
122 by the applicant or future property owners shall only be done with VLAWMO and/or
123 City staff participation. VLAWMO and City staff shall have the right to remove
124 vegetation for maintenance and erosion concerns within the easement area.
- 125 7. Existing vegetation proposed to be preserved shall be done so in compliance with the
126 applicable requirements of Chapter 38, Article IV, Section 38-601(b)(11) of the City
127 Code.
- 128 8. The proposed drainage and utility easement along the south side property boundary of
129 Lot 1 shall be increased to ten feet wide to allow for unimpeded access to the County
130 Ditch No. 14.
- 131 9. An eight-foot trail with a five-foot boulevard shall be constructed along Edgerton
132 Street across Lots 1-3.
- 133 10. Compliance with the conditions included in the Director of Public Works/City
134 Engineer’s memorandum, dated January 23, 2020.”
135

136 Ayes – 7 Nays – 0

137
138 The motion carried.
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144 A. Case 19-020: JACON, LLC, - Site Plan Review and Variance at 3900 Labore Road

145

146 Planning/Community Development Director Wall said the applicant is requesting to
147 construct a 1,125-square-foot office addition to the 2,700-square-foot existing building.

148

149 Wall noted that the applicant purchased the subject property in February 2019. To resolve
150 a code enforcement issue, the City approved an interim use permit and site plan
151 application in September 2019 to allow a temporary office trailer to remain on the subject
152 property. A condition of approval stated that the property owner had to apply for the
153 necessary zoning approvals to construct an addition to the existing building, which has
154 now been fulfilled. If the requests in this case are denied, the interim use permit is
155 terminated and the temporary office building has to be removed immediately.

156

157 Wall reviewed traffic, parking, pedestrian and vehicular ingress/egress, building location
158 and height, screening and landscaping, lighting, and utilities/site drainage. He said the
159 proposed addition was not compliant with the applicable front yard building setback
160 standard and necessitates the variance request included as part of this case. The applicant
161 is requesting a 14.5-foot variance from the required 30-foot building setback standard
162 from a local street (Labore Road) in the Industrial District.

163

164 Commissioner Moynagh asked about relocation of the well and sewer/water. Wall said
165 there is an existing well on the site and that any relocation would be part of building
166 permit review process as the applicant would be connecting to City sewer and water.

167

168 Commissioner Cooper clarified the applicant was working from a temporary trailer and
169 asked if this will be a permanent site for offices. Wall said the trailer was overall storage
170 but the applicant would be officing out of the temporary trailer approved by a temporary
171 interim use permit and thanked the applicant for their investment in this property.

172

173 Commissioner Moynagh asked if the front of the proposed addition would fall in the
174 same area that the front of facility was currently today. Wall said the plan is to have the
175 addition slightly more forward. He also added that the roadway is rough shape and staff
176 do not know when road improvements would be made but that users are mostly on one
177 side of the street and many other roads in the City have a higher need of repair.

178

179 Public Works Director/City Engineer Farrell said the City is interested in upgrading the
180 road but said the special assessments would be very large so a minimum maintenance
181 road is currently planned and that reconsideration of a new road with assessments would
182 be in the future. He noted the applicant is well qualified to do the work and would be
183 submitting plans for erosion control.

184

185 Jason Jacobson, 3900 Labore Avenue, property owner, shared comments about the well
186 being relocated and their request to have it remain in place and that they would use it to
187 wash trucks and save on water costs.

188

189 Commissioner Jokinen asked where the existing trailer will be relocated. Mr. Jacobson
190 said the trailer was being leased and would be removed once the building is
191 completed. Chairperson Cordes opened the public hearing at 7:14 p.m.

192 As no one wished to address the Commission, Chairperson Cordes closed the public
193 hearing at 7:14 p.m.

194
195 Upon motion by Commissioner Carnes, seconded by Commissioner Cooper, it was
196

197 “RESOLVED, to recommend approval of the proposed site plan and variance requests,
198 based on the following findings of fact with the eleven conditions noted:
199

- 200 1. The proposed use is permitted within the Industrial District and is compliant with the
201 comprehensive plan.
- 202 2. The proposed use is compliant, or conditioned to be compliant as part of building
203 permit process, with all other applicable City Code standards not addressed in the
204 variance request.
- 205 3. The existing conditions and location of the existing building on the subject property
206 present practical difficulties in constructing an addition without negatively impacting
207 surrounding properties and the natural environment.
- 208 4. The proposed building addition will not negatively impact the surrounding area.
209

210 Subject to the following conditions:

- 211 1. A development agreement amendment between the property owner, and all others
212 with interests in the subject property, shall be entered into with the City, to be
213 recorded at the applicant’s cost with the offices of the Ramsey County Recorder
214 and/or Register of Titles, prior to issuance of a building permit.
- 215 2. A building permit in compliance with all applicable code standards shall be submitted
216 prior to commencement of any construction activities on the subject property, to be
217 reviewed/approved administratively.
- 218 3. The building addition shall be completed by December 31, 2020 and the temporary
219 office trailer removed immediately upon issuance of a certificate of occupancy.
- 220 4. A sign permit in compliance with all applicable code standards shall be submitted
221 prior to any sign(s) being installed/relocated on the subject property, to be
222 reviewed/approved administratively.
- 223 5. The applicant shall submit plans, to be prepared by a professional engineer, for
224 extending water and sanitary sewer service through the subject property, to the extent
225 practical.
- 226 6. The applicant shall submit a parking plan and a photometric lighting plan for the site
227 for administrative review/approval, to be included in a subsequent development
228 agreement.
- 229 7. The subject property and existing building shall be connected to public water and
230 sanitary sewer, to the extent practical, and connections be extended as required by the
231 City Engineer.
- 232 8. The existing well shall be abandoned in accordance with the applicable standards,
233 rather than be relocated for future use, unless approved otherwise by the City
234 Engineer.
- 235 9. Compliance with the conditions included in VLAWMO’s memorandum, dated
236 01/16/2020.
- 237 10. Compliance with the conditions included in the Fire Chief’s memorandum, dated
238 01/16/2020.

239 11. Compliance with the conditions included in the Director of Public Works/City
240 Engineer memorandum, dated 01/23/2020.”

241

242

Ayes – 7

Nays – 0

243

244

The motion carried.

245

246

B. Case 19-021: Frank Frattalone – Frattalone’s Mondello Shores Preliminary Plat, Site
247 Plan Review, Variances, and Street Vacation

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Planning/Community Development Director Wall said the applicant is requesting to plat 42 single-family residential lots, to be known as Frattalone’s Mondello Shores, and vacate a portion of an existing street easement. The proposed preliminary plat seeks to create a 42-lot subdivision containing single-family detached dwellings with public utilities and roads on the approximately 14.39 acres of land. The proposed development is located in the far southwest corner of the City, north of Interstate 694, southeast of a railroad corridor, east of a wetland system in Little Canada, and west of Centerville Road. The subject property is zoned Residence Two (R-2) and is located within the Water Management Overlay District. The proposed development includes one existing dwelling and demolition of two others. In addition, the applicant is requesting that a portion of Centerville Road be vacated. He noted that an Xcel Energy transmission line runs through the southwest corner of the development site. The existing wetland system to the west within the City of Little Canada is also on property owned by the applicant and is planned to be utilized by the Watershed for a potential project to alleviate flooding issues on Twin Lake. A smaller wetland within the proposed development is proposed to be filled through the appropriate process.

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Wall reviewed lot requirements, park dedication, wetlands, street easement vacation, and site plan review. He spoke about traffic impacts, parking, pedestrian and vehicular ingress/egress and reviewed the site drainage/storm sewer in detail. The proposed development includes storm sewer pipes under the new streets and the majority of the runoff will be routed to a filtration basin on north side of the site within Outlot B. The runoff will discharge into a forebay for pre-treatment prior to entering the filtration basin that outlets into the wetland. The proposed filtration basin will consist of plantings and soil mixture (sand and organics) with perforated drain tile. Ramsey-Washington Metro Watershed District (RWMWD) has permit authority over the proposed stormwater management system and is currently reviewing the proposed development. He outlined the applicant’s requested variances including front yard building setback from local street on Lot 9, Block 3, side yard building setback for a corner lot on Lot 9, Block 3, and non-riparian lot area and width standards within the shoreland area of the Water Management Overlay District.

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Commissioner Dresen said there were many lots on septic in this area and asked if the ultimate goal is to have all of Centerville Road on City water and sewer. Wall said there are no water connections in Centerville Road and others north of the project limits could extend and connect at their own cost. He said sewer is internal to this development and therefore no requirements outside of Centerville Road south of Vadnais Road would be redone.

287 Commissioner Jokinen asked if a gravity-feed is acceptable. Public Works Director/City
288 Engineer Farrell said sanitary sewer would connect to the Metropolitan Council
289 interceptor and be upstream of the City meter.

290

291 Wall noted that staff recommend approval of the proposed requests based on findings of
292 fact and conditions in the staff report.

293

294 Commissioner Cooper asked if the City of Little Canada needs to review this application.
295 Wall said staff forwarded the application to Little Canada for comment and their concern
296 is about is water management issues as they relate to Twin Lake. The Watershed District
297 is reviewing the application, adding the organization is looking out for both cities'
298 interests.

299

300 Commissioner Moynagh asked if basements would be able to exist with the current water
301 table. Wall said a lot of dirt work will need to be done but basements would be
302 constructed after considering impacts to Vadnais Heights and surrounding cities, adding
303 some would be look out basements and others walk out basements.

304

305 Commissioner Moynagh asked if a representative from the house on the corner with the
306 garage is comfortable with the plan being proposed, as he feels there could be the need
307 for additional landscaping.

308

309 Tim Freeman, land surveyor/land planner representing the applicant, said several
310 iterations of this project have occurred over the past 7 years. He then outlined deterrents
311 to the site such as wetlands, railroad tracks, pipeline, etc. He spoke about potential
312 flooding in this area and said that Frattalone has allowed the Watershed to use the
313 property to keep the water level to where it should be. He said they continue to meet with
314 the Watershed and others that live around the lake. The Watershed District set the
315 elevation. He said they are okay with the conditions of approval raised by staff, other
316 than the the 5-foot wide sidewalk as are no other sidewalks in the area to connect to and
317 that more hard surface means runoff impacts would increase. He said the streets being 32
318 feet wide were sufficient for parking, walking and biking.

319

320 Tony Frattalone, applicant, said his father is very invested in the City and plans to be here
321 for the rest of his life. He said this project would provide a good future for this parcel.

322

323 Commissioner Jokinen asked about property to the north that is being farmed and asked if
324 that will be phase 2 of the project. Mr. Frattalone said currently the area is his father's
325 home and is pasture land for raising cattle and that they are not proposing any changes for
326 this area. Wall clarified the cul-de-sac was platted for future road connections to the
327 north but not required and just sets it up for future development.

328

329 Commissioner Jokinen asked if filtration basin in Outlot B would be deployed. Wall
330 said it depended on density and what could be developed and would be addressed when
331 the property to the north developed.

332

333 Chairperson Cordes opened the public hearing at 8:03 p.m.

334

335 Stanton Martin, 289 Twin Lake Trail, shared concerns with flooding last year on his lot
336 and increased flood impacts with a new development. He said he lost thousands of trees.
337 He said that those responsible for inspecting the ditches did not inspect it (Ditch 16) and
338 they said it has been abandoned which he disagrees with He shared concerns about water
339 conditions and flowage into Twin Lake and the pond. He said he wants to make sure that
340 none of the water from the site washes into Twin Lake.

341 Chairperson Cordes called for a recess at 8:08 p.m. and reconvened at 8:12 p.m. He
342 stated that due to a professional conflict of interest he would be recusing himself from
343 discussion on this case and turned the meeting over to Commissioner Jokinen to Chair.
344

345 Cheryl LeClair Summer, 285 Twin Lake Trail, spoke about flooding concerns and the
346 need to be cautious with regard to drainage. She said historically water ran north to south
347 and she is concerned that this development might increase the level of drainage into the
348 pond.

349
350 Bill Pomerleau, 3232 Centerville Road, asked about private wells and about Centerville
351 Road improvements and if residents would be subject to new curb/street to address water
352 runoff to meet City code.

353
354 As no one else wished to address the Commission, Commissioner Jokinen closed the
355 public hearing at 8:18 p.m.

356
357 Public Works Director/City Engineer Farrell said staff met several times with the
358 Watershed to address the drainage challenges and has been working closely with MnDOT
359 and others for beltline resiliency. He spoke about water distribution systems and that any
360 improvements would be required to anticipate those connections and ensure they were
361 located on the correct side of the road. Farrell said staff has not seen a proposed haul
362 route yet and while roads can handle the weight it will be a lot of material. He said this
363 road is already a candidate for reconstruction and in terms of public utilities it might be a
364 good idea to make those connections.

365
366 Mr. Frattalone spoke about the watermain trying to push the line to decrease damage to
367 nearby properties and shared there would be no cost to the residents except for the
368 connection for the water main line but they would responsible to connect their homes to
369 the main line.

370
371 Commissioner Jokinen asked about drainage going into the retention basin from the
372 development. Matt Woodruff, Larson Engineering, responded all new impervious areas
373 for the roadways and future homes would drain into Outlot B area which is designated for
374 infiltration system and while unsure of the exact amount it would meet all Watershed
375 requirements.

376
377 Commissioner Moynagh clarified if no more new development occurred, would there be
378 no difference and no new water that would flow into the area than what currently flows
379 in. Mr. Woodruff said that Watershed rules require that stormwater cannot leave the
380 property and volume or rate cannot be increased from a property.
381

382 Commissioner Carnes asked if the roads get reconstructed would homeowners be forced
383 to connect water/sewer to their homes. Farrell said for homes with access to the
384 watermain they will need to work out details with the applicant about how that would be
385 paid and if reconstructed the City would complete the system and extend water services
386 to their property line. Carnes said if the City reconstructs Centerville Road would every
387 property be asked to hook up to the new system. Farrell said they would encourage
388 people to connect. Wall said City Code requires the connection be made prior to transfer
389 or sale of a property.

390

391 Farrell asked for more information about the proposed volume control. Mr. Woodruff
392 explained the type of stormwater system required by the Watershed District would be
393 infiltration and stormwater collected would soak into the ground but native soils in the
394 area are clay so drainage would not occur like they would like so they are proposing a
395 filtration system to better work in this area. He spoke about volume control and said that
396 the Watershed Districts requires that water has to stay on the property but that additional
397 volume will be leaving the site and drain along an outlet underground. He said there is a
398 meeting scheduled with engineers and the Watershed to review their stormwater design in
399 detail to help mitigate potential flooding of property owners on Twin Lake.

400

401 Commissioner Dresen said she lives on this street at 3339 Centerville Road and said the
402 applicant truly loves this neighborhood. She said she is not on a septic system and
403 commented how while she will miss having the open land nearby, the applicant has a
404 right to retire and sell and that it is important to address the watershed concerns.

405

406 Mr. Frattalone said they are working to address the concerns but noted the proposed
407 system for grading plans for outlet to the lake has not been approved yet. He said the
408 Watershed ordered plans and specs and construction but is still reviewing the plans.

409

410 Upon motion by Commissioner Carnes, seconded by Commissioner Stumph, it was

411

412 “RESOLVED, to recommend approval of the proposed preliminary plat, site plan,
413 variance, and street vacation requests based on the following finding of fact:

414

- 415 1. The proposed development adds new housing stock to the community and is
416 consistent with the surrounding character of the area and comprehensive plan.
- 417 2. The proposed improvements to Centerville Road and utility connections to existing
418 properties provide public benefits.
- 419 3. The proposed preliminary plat creates lot that are compliant with the underlying R-2
420 District standards.
- 421 4. The existing non-conforming conditions on Lot 9, Block 3 of the proposed
422 preliminary plat are not being expanded.
- 423 5. A small corner of Twin Lake is within the City of Vadnais Heights, which affects the
424 proposed, otherwise compliant, lot sizes and is a unique circumstance that creates a
425 practical difficulty for the applicant to maximize the development potential and
426 address other constraints.

426

427 Subject to the following conditions with the exception of Condition 6 as sidewalks were
428 not necessary for this area:

- 429 1. The final plat shall be filed by the applicant, at their cost, with the offices of the
- 430 Ramsey County Recorder and/or Register of Titles, prior to any mortgages, liens, or
- 431 similar interests.
- 432 2. A development agreement between the applicant, and all others with interests in the
- 433 subject property, shall be entered into with the City, to be recorded at the applicant’s
- 434 cost with the offices of the Ramsey County Recorder and/or Register of Titles, prior
- 435 to issuance of any building permits.
- 436 3. Building and demolition permits shall be submitted for administrative
- 437 review/approval, prior to commencement of any construction activities within the
- 438 proposed development.
- 439 4. No permanent structures shall be allowed to be constructed within the dedicated
- 440 easement areas.
- 441 5. Existing vegetation proposed to be preserved shall be done so in compliance with the
- 442 applicable requirements of Chapter 38, Article IV, Section 38-601(b)(11) of the City
- 443 Code.
- 444 ~~6. The applicant shall construct five foot wide concrete sidewalk facilities within the~~
- 445 ~~dedicated right-of-way of the proposed development, with the exact location(s) and~~
- 446 ~~specifications to be determined as part of the development agreement.~~
- 447 7. The applicant shall work with the property owners of 3163 Centerville Road to
- 448 identify areas for additional landscape plantings, on or near their property and outside
- 449 of the right-of-way, to provide a buffer from the proposed street, to be addressed
- 450 further as part of the development agreement.
- 451 8. Street lighting shall be required in accordance with the applicable City Code
- 452 provisions and specifications, including, but not limited to Chapter 32, Article VI,
- 453 Section 32-188 and Chapter 30, Article II, Division 2, Section 30-57, to be reviewed
- 454 and approved by the City Engineer and addressed as part of the development
- 455 agreement.
- 456 9. All required permits and approvals shall be obtained from the Metropolitan Council
- 457 for the proposed sanitary sewer connection and copies provided to the City.
- 458 10. All required permits shall be obtained from the Ramsey-Washington Metro
- 459 Watershed District and copies provided to the City.
- 460 11. All new streets and improvements to existing streets shall be compliant with the
- 461 applicable City Code provisions and specifications, to be reviewed and approved by
- 462 the City Engineer, and be inspected, at the applicant’s cost, prior to City acceptance.
- 463 12. The applicant shall consider dedicating a portion of land within the proposed
- 464 development, or on a nearby property, for a public park facility to serve the new and
- 465 existing neighborhoods.
- 466 13. Compliance with the conditions included in the Fire Chief’s memorandum, dated
- 467 January 14, 2020.
- 468 14. Compliance with the conditions included in MnDOT’s letter, dated January 22, 2020.
- 469 15. Compliance with the conditions included in the Director of Public Works/City
- 470 Engineer’s memorandum, dated January 23, 2020.”

471
 472 Commissioner Moynihan confirmed the motion included subject to approval from the
 473 Watershed. Wall said Watershed approval is outlined in Condition 10.

474
 475
 476

Ayes – 7 Nays – 0

477 The motion carried.

478

479 C. Case 19-022: BWBR Architects – Planned Unit Development Amendment and Site
 480 Plan Review at 1490 East County Road E

481

482 Planning/Community Development Director Wall said that BWBR Architects, with
 483 consent of the property owner, is requesting a PUD amendment and site plan review to
 484 construct a new 81,760-square-foot indoor turf facility and 14,830-square-foot parking lot
 485 at the Vadnais Sports Center. The original PUD was approved in 2010. In April 2018, the
 486 former sports dome structure was damaged by heavy snow and partly demolished
 487 thereafter. Since then, Ramsey County has been considering several options for replacing
 488 the structure and has settled on the proposed design included in the application materials.
 489 If approved, construction would start in the spring of 2020 and be completed by late fall
 490 of 2020. Wall thanked Ramsey County for their partnership in rebuilding this structure
 491 as it was an important amenity to the community. s. Staff recommend approval based on
 492 findings of fact and subject to conditions.

493

494 Dustin Rehkamp, BWBR Architects, shared an updated rendering stating the multi-color
 495 greys will be a little different in that, due to cost considerations, there will be one single
 496 grey color and not multi-color as shown. He said it will still be a unique structure with
 497 precast walls of metal panels and be attractive to the area. He spoke about the parking lot
 498 on the west side that shows impervious pavers in order to retain water onsite.

499

500 Ryan Reis, Ramsey County, added his thanks to the City for being a good partner
 501 throughout this process, noting while the dome collapse was not something anticipated or
 502 funding identified, the City has been good to work with and he anticipates that
 503 partnership would continue with the Watershed as well.

504

505 Chairperson Cordes opened the public hearing at 8:48 p.m.

506

507 As no one wished to address the Commission, Chairperson Cordes closed the public
 508 hearing at 8:48 p.m.

509

510 Upon motion by Commissioner Cooper, seconded by Commissioner Caillier, it was

511

512 “RESOLVED, to recommend Staff recommends approval of the proposed PUD
 513 amendment and site plan requests, based on the following findings of fact with
 514 conditions:

515

- 516 1. The proposed project reconstructs a community asset while also adding off-street
 517 parking to the benefit of the entire site.
- 518 2. The proposed project does not negatively impact any of the surrounding uses.

519

520 Subject to the following conditions:

- 521 1. A development agreement amendment between the property owner, and all others
 522 with interests in the subject property, shall be entered into with the City, to be
 523 recorded at the applicant’s cost with the offices of the Ramsey County Recorder
 524 and/or Register of Titles, prior to issuance of a building permit.

- 525 2. A building permit in compliance with all applicable code standards shall be submitted
- 526 prior to commencement of any construction activities on the subject property, to be
- 527 reviewed/approved administratively.
- 528 3. A sign permit in compliance with the approved plans included in a subsequent
- 529 development agreement amendment shall be submitted prior to any sign(s) being
- 530 installed on the subject property, to be reviewed/approved administratively.
- 531 4. The off-street parking lot and driveways shall be constructed and operated in
- 532 compliance with the applicable code standards, to be reviewed/approved
- 533 administratively as part of the building permit.
- 534 5. Retaining walls in excess of four (4) feet in height shall require engineering design, to
- 535 be reviewed/approved administratively as part of the building permit.
- 536 6. Landscape and photometric lighting plans shall be submitted for inclusion in a
- 537 subsequent development agreement amendment, to be reviewed/approved
- 538 administratively.
- 539 7. All required permits shall be obtained from the Ramsey-Washington Metro
- 540 Watershed District and copies provided to the City.
- 541 8. Compliance with the conditions included in the Fire Chief’s memorandum, dated
- 542 01/14/2020.
- 543 9. Compliance with the conditions included in the Director of Public Works/City
- 544 Engineer memorandum, dated 01/23/2020.”

545
 546 Ayes – 7 Nays – 0

547
 548 The motion carried.

549
 550 **NEW BUSINESS**

551
 552 None.

553
 554 **OLD BUSINESS**

555
 556 None.

557
 558 **REPORTS**

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 560 A. Council Liaison

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 562 Councilmember Patricia Youker had nothing to report at this time.

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 564 B. Planning Commissioners

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 566 Chairperson Cordes spoke about the need to contact staff prior to responding to proposed
 567 projects on social media in order to ensure the most accurate information and coordinate
 568 responses with staff.

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573 C. Staff

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575 Planning/Community Development Director Wall shared that the At Home apartment
576 Comprehensive Plan amendment proposal was approved at the January 21 City Council
577 meeting. He said the next step in the process, if the applicant proceeds, would be a final
578 PUD process with rezoning and site plan review which would include a response to input
579 received that would try to mitigate the Commission, Council's and neighborhood's
580 concerns.

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582 **NEXT MEETING**

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584 Chairperson Cordes said the next Planning Commission meeting will be rescheduled due
585 to the political caucuses. Planning/Community Development Director Wall said he would
586 check with an applicant for that meeting and return to the Commission to determine a
587 new date before a public hearing notice goes out for the potential project.

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589 **ADJOURN MEETING**

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591 Upon motion by Commissioner Carnes, seconded by Commissioner Stumph the meeting
592 was adjourned at 8:52 p.m.

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594 Respectfully submitted,

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596 Cathy Sorensen, *TimeSaver Off Site Secretarial, Inc.*