

GREENFIELD PLANNING COMMISSION MINUTES
July 12, 2016

The Planning Commission of the City of Greenfield, Hennepin County, Minnesota, met in regular session on Tuesday, July 12, 2016, at 7:00 p.m. in the council chambers at 6390 Town Hall Drive.

1. Call meeting to order

Chair Daluge called the meeting to order at 7:00 p.m.

2. Pledge of Allegiance

3. Roll call

Members present: Chair Sally Daluge, Co-Chair Mike Sanders, Shane Modrow, and Mark Workcuff.

Members Absent: Loren Harff

City Staff present: City Planner Brad Scheib and Assistant to the City Administrator Margaret Webb,

4. Approve minutes of the May 10, 2016 meeting

MOTION by Modrow, seconded by Workcuff to approve the minutes of the May 10, 2016 meeting. All voted in favor. Motion carried 4-0.

5. Consideration of preliminary plat for Pheasant Meadows Estates

A. Staff Report – Brad Scheib, Hoisington, Koegler, Group, Inc.:

The applicant, Shawn Peterson, J.E.P. Development LLC, is requesting a preliminary plat review to subdivide 7745 Greenfield Road into 16 lots of varying size from 2.7 acres to 10.0 acres. The 80.1 acre parcel is generally located at the intersection of Greenfield Road and 78th Lane North. Currently, the property is being used as active farming/rural residential, with one home and accessory buildings in the southeast corner. The proposed subdivision will maintain the existing residential structure on one of the lots and build a road accessing the other 15 lots with a temporary cul-de-sac. The Planning Commission, Staff, and the applicant addressed the existing barn located on Lot 1 Block 1 which as shown on the plan would be inconsistent with setback requirements for accessory structures. The barn could be set back 50 feet if a landscape buffer is provided. To address the issue the commission discussed removing the barn or revising the plan to move the road to the south. Moving the road may require removal of an existing well on the south side of the road that would have to be capped.

Paul Otto, Otto & Associates spoke at more in detail about the project. There would be 15 new lots and explained the ponds, their purpose, government regulations and watershed concerns. He addressed the conditions and indicated they would like to retain the barn on Lot 1 Block 1 and the outbuilding on Lot 1 Block 2.

B. Public Hearing

Notice for tonight's public hearing was duly published and mailed to property owners within 350 feet of the property in accordance with state statute. The applicant, Shawn Peterson, J.E.P. Development LLC was in attendance.

MOTION by Sanders, seconded by Modrow to open the public hearing. All voted in favor. Motion carried 4-0.

1. Jeff Clemenson, 6700 Basswood Circle – recommended keeping the barn for curb appeal
2. Sue Case, 6680 Basswood Circle – asked questions about the wetland on lot 8 and 9 Block 2, would like to see the wooded area preserved. She also asked about paving Greenfield Road
3. David Henrich, 6360 76th Lane – said he is a well contractor and asked about the age of the well because he didn't want them to waste too much time on the decision to keep the barn and cap the well or not because the well may need to be replaced anyway based on its' condition and materials it is made of. He is also wanted the Planning Commission and City Council to consider controlling construction debris, Greenfield Road conditions with pot holes etc. and construction hours. It doesn't take much to create potholes and loads of dust. He would be in favor of paving Greenfield Road.
4. Paul Otto addressed the road condition concern. Otto & Associates, City Staff and the developers agreement would state the conditions/restrictions during the street construction.

MOTION by Sanders, seconded by Modrow to close the public hearing. All voted in favor. Motion carried 4-0.

Planning Commission continued with their discussion. Brad Scheib addressed the commissions concerns regarding road conditions and construction debris. The road conditions will be addressed in the developer's agreement and the construction debris and road conditions will also be addressed at the time of each individual building permit.

Consensus of the Planning Commission is that they would not be in support of a variance to keep the barn on Lot 1 Block 1 as is. This is not a hardship as the roadway's planned design would create the variance. The feelings and thoughts on the accessory structure on Lot 1 Block 1 is too shift the road to the south and remove/cap the well on Lot 1 Block 2. Daluge addressed concerns regarding more development traffic and the ongoing need to pave Greenfield Road. Scheib said that this road is identified in the comprehensive plan as a collector and will need to be paved as finances become available.

C. Recommendation to City Council

MOTION by Workcuff, seconded by Modrow to recommend approval of the preliminary plat for Pheasant Meadows Estate with conditions as noted below. All voted in favor. Motion carried 4-0.

Existing Conditions Exhibit

1. Existing and proposed zoning classifications for the proposed plat and adjacent Property be labeled on the drawing.
2. Total acreage exclusive of any existing right-of-way be identified on the preliminary plat.
3. Label types, width and condition of improvements, and of existing streets.
4. Location and size of all existing storm sewers, culverts, within the proposed plat and to a distance of 100 feet beyond the proposed. The data as grades, invert elevations, shall also be shown.
5. Boundary lines of adjoining un-subdivided or subdivided land within 100 feet, identifying the ownership by name.
6. A detailed soil survey map including the particulate make-ups, permeability, slope and other morphological soil characteristics, together with classification and boundaries of all soils within the proposed plat.

Preliminary Plat

7. Proposed lowest floor and lowest opening allowed house elevations are necessary for each lot.
8. It shall be verified that all Individual Sewage Treatment Systems (ISTS) are setback a minimum of 50' from any well and 50' from wetlands.
9. Wetland Ordinary High Water Level (OHWL) and storm pond NWL and 100-yr HWL shall be identified and shown on the preliminary plat.
10. All Individual Sewage Treatment Systems (ISTS) shall setback a minimum of 50' from a well, 75' from the OHWL from the Crow River, and 50' from wetlands.
11. Label the proposed road and cul-de-sac Right of way and street widths.
12. All Individual Sewage Treatment Systems constructed on greater than 12% slopes and trench systems constructed on greater than 18% slopes shall be treated as other systems and shall be subject to review and approval by the Wastewater Commission.
13. Buildable acreage shall be listed for all lots.

Street Plan

14. Horizontal curve information shall be provided for the street centerline. All horizontal and vertical curves shall be a 30 mph design speed.
15. The proposed typical street cross-section shall be shown. The typical section shall be based on a Geotechnical Engineers recommendation and meet minimum City of Greenfield standards.
16. Continuation of existing street and/or future projections of streets shall be provided for adjoining areas.
17. Label the proposed road and cul-de-sac Right of way and street widths.
18. Label the wetland Ordinary High Water Level (OHWL) and storm pond NWL and 100-yr HWL.
19. All centerline culverts shall be a minimum of 24" in diameter.

Grading and Erosion Control Plan

20. Proposed lowest floor and lowest opening allowed house elevations are necessary for each lot.
21. Label the wetland Ordinary High Water Level (OHWL) and storm pond NWL and 100-yr HWL.
22. 10' minimum wide drivable access route within a drainage and utility easement shall be provided for all pond outlets.

MODIFICATIONS TO PLAN:

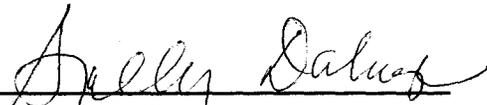
23. A stormwater management plan shall be prepared by a registered Engineer and shall be submitted for review. Calculations of pre vs. post development phosphorous loading, pre vs. post development off site discharges, NPDES water quality volume, and 100 year HWL elevations, rate control, and National Urban Runoff Program (NURP) ponds are needed (City Code 151.06.B.3).
24. The plan shall be submitted to the Watershed Management Organization (WMO) for review and approval
25. Provide storm sewer design calculation for all culverts. The culverts shall be designed to handle a minimum of the 10 yr. storm event.

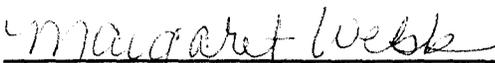
OTHER CONDITIONS

26. Determination of Floodway/Flood Fringe in accordance with Sec. 152.080(B)
27. Park dedication shall be paid in cash for the 15 new lots as per the City of Greenfield's current fee structure.
28. The applicant enters into a development agreement with the City. The agreement be as approved by the City Attorney and City Council and shall include, but not be limited to financial guarantees for the installation of "Eastman Road" and compliance with conditions of approval.
29. Right-of-way for Greenfield Road shall be properly dedicated to the City of Greenfield.
30. The Hennepin County Environmental Health Department shall approve the location of the septic sites for the subdivision.
31. Prior to issuing building permits for individual lots, site and grading plans shall be administratively reviewed relative to locating of private well and septic sites and stormwater management standards.
32. Relocation of the road to the south or remove barn on Lot 1 Block 1, to remain consistent with setback regulations.

6. Adjourn

MOTION by Sanders, seconded by Workcuff to adjourn at 8:02 p.m. All voted in favor. Motion carried 4-0.


Chair Sally Daluge


Attest: Margaret Webb, Assistant to the City Administrator