

GREENFIELD PLANNING COMMISSION MINUTES

August 10, 2022

The Planning Commission of the City of Greenfield, Hennepin County, Minnesota, met in regular session on Tuesday, August 10, 2022, at 7:00 p.m. in the council chambers at 7738 Commerce Circle.

1. Call meeting to order

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

2. Pledge of Allegiance

3. Roll call

Members Present: Commissioners Jared Alholinna, Ben Bidne, Brek Perry and Julie Jones
Members Absent: Commissioner Loren Harff

City Staff present: City Administrator Margaret Webb and City Planner Brad Scheib

4. Approval of Agenda

MOTION by Bidne, seconded by Perry to approve agenda. All voted in favor. Motion carried 4-0.

5. Approval of Minutes of the July 12, 2022, Planning Commission Meeting

MOTION by Perry, seconded by Bidne to approve the minutes of the July 12, 2022. Motion carried 3-0 with Jones abstaining.

6. Consideration for Preliminary Plat for Crimson Woods.

Staff Report: Scheib explained the project as consistent with comp plan. Zoned Rural Residential. Challenge is the wetlands. Highlighted unique challenges: some shore and overlay near Schendel Lake and Public Water to the southwest, the wetland delineation is complete and additional agency review is in process and waiting for the NOD. Staff will wait for the NOD to be complete before going to City Council. Wetland mitigation will be required to build the road and at that time developer will have to make sure that driveway access points meet zoning or they may have to be mitigated also. Lot 1 Block 1 access will be off of 82nd Ave. as the city limits access off of Greenfield Road. Jones asked if drain fields can cross wetlands. Planner says yes. Alholinna suggested that the outlot could be one building entitlement.

Public Hearing

MOTION by Jones, seconded by Perry to open public hearing. All voted in favor. Motion carried 4-0

Public Hearing. Jerry Hertaus, Applicant, 8055 Davis Street, feedback from wetland people suggest no road from environmental impact perspective. Hertaus may want to make outlot A a buildable lot to maximum density with the driveway access off of 82nd Ave. Scheib recommends the street going through which give better access for the development and the two developments it would connect. Perry noted that it seems like more work to put in two cul-de-

sacs. John Skoog, 8142 Davis Street, asked if it would be part the Stonehawk HOA? The answer was no, it would be its' own separate development. He also wanted to make sure to try and minimize traffic during the building stages as their road gets beat up bad. He also asked if there was going to be covenants like Stonehawk has? Scheib answered saying that the city does not control or require covenants, that would be up to the developer. Alholinna wanted to confirm that if Outlot A became a buildable lot that there was enough room for a driveway. Scheib answered, yes.

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

Discussion: Alholinna asked to go through the staff recommendation. Planner went through the staff conditions and recommendation again. #4 would require park dedication fees for 8 buildable lots if Outlot A becomes a buildable lot. #8 the preliminary plat shall be revised to make Outlot A a buildable lot with access off 82nd Avenue and all applicable zoning standards shall be met. Commission discussed the recommending of a road vs. a cul-de-sac. Perry recommended a road. Alholinna recommended a road. Jones recommends a road considering firetrucks and bus safety. Walking is safer on interior streets rather than arterial street. Jones also noted that continuous streets are critical for the future. Bidne recommended a road. Discussed eighth lot. Consensus of Commission was to allow developer to replace Outlot A with a buildable lot to maximize density.

MOTION by Jones, seconded by Perry to recommend approval to the City Council the Preliminary Plat for Crimson Woods with staff's recommendations. All voted in favor. Motion carried 4-0.

7. Updates

City Planner. Crimson Woods will go to City Council September 6, 2022. Commerce District study is considering how to get septic on south side of State Hwy 55. Possible plat to Planning Commission in September.

8. Adjourn

MOTION by Perry, seconded by Jones to adjourn. All voted in favor. Motion carried 4-0. Meeting adjourned at 7:53 p.m.


Chair Jared Alholinna

Attest: Margaret Webb, City Administrator/Clerk