

City of Rockville Planning Commission Minutes

Date: February 22, 2005 Time: 7:00 pm Place: John Clark Elem. School Med. Ctr.

Present: Don Merten, Kathleen Stanger, Toni Honer, Dale Borgmann, Linda Peck, Dan Hansen, Vern Ahles (liason from City Council).

Absent: Jerry Bechtold.

City Staff: Judy Neu

Approval of Agenda and Amendments: Moved by Toni, seconded by Don, to approve the agenda and the amendments. Passed.

Approval of Minutes for 01-08-05: Moved by Kathleen, seconded by Dale to approve the minutes as presented. Passed.

New Business:

- a) Granite Tops – Temporary Bill Board Sign: The application submitted by Granite Tops to have a temporary billboard placed north of Prairie Drive from April 7 to May 7, 2005 as part of the 10 Year Anniversary Celebration met all the requirements under the City’s ordinances. Don moved that the Planning Commission recommend allowing Granite Tops to display this billboard for the time requested. Toni seconded the recommendation. Unanimous approval.
- b) Update from Subcommittee on Downtown Uses: Bruce Conrad gave a summary of this meeting which was attended by only 4 people. Commission members also received a report from the subcommittee (dated 02-21-05) summarizing what was discussed. Two key points have been raised: 1) There should be little, if any, differentiation between commercial uses permitted on the new TH 23 and the old TH 23 (downtown Broadway – main street). There needs to be some flexibility under the commercial heading for a specific business to negotiate which location would best suit their chances of success. 2) The City needs to look at the parking requirements for downtown. Perhaps a revision that allows as much on- road parking as one can do safely would reduce the need for so much off road parking. There is so little space available for off road parking presently adjacent to the main street. Other points discussed included 1) requirements from Stearns County Highway Department; 2) Clarification of Subdivision 2: Rules for Determining Parking Spaces Required (p. 50 of City’s Zoning Ordinances # 3 and #5). 3) Try to maintain a sense of equality in the promotion of either the new or old TH 23 for commercial development, etc. 4) Investigate possibility of having the existing small, local businesses now operating in the downtowns of Richmond and Cold Spring create a “satellite” store together in Rockville (downtown location). The idea would be to create a locally grown food /store coop in Rockville that would essentially enhance small businesses in our two adjacent small cities instead of competing with them. Who might be interested in such an idea: Platenberg’s from

Richmond with its specialized meats, Weners from Cold Spring and Richmond, Cold Spring Bakery, and produce like apples, mushrooms, vegetables and chickens raised by local farmers. One concern raised was the number of committees that are meeting in Rockville to discuss various issues and that members of each of these committees needs to get together and work on this downtown/highway situation. To do this, more people need to be at the table than just the four who attended the first subcommittee meeting. **The Planning Commission recommended that the City Administrator (Rena Weber) set up a Task Force with broad representation from the City (Committees, Planning Commission and City Council) to discuss this commercial district issue.** The Task Force would identify a time schedule for their meetings and completing their recommendations.

Old Business:

- a) Scott Gronseth-Conditional Use Permit SP-1: The Planning Commission was instructed by the City Council to place conditions on Gronseth's proposal that locates a home south of Sauk River Road in a County Biological Survey site (lowland hardwood forest). At its February 8th meeting, the Planning Commission had begun this process, and a decision was made for each commission member to submit their recommendations to the City Attorney (John Kolb). John would then compile a summary of these recommendations for consideration at our next meeting. Using this summary (February 21, 2005) and one supplied by the attorney on February 8, the Planning Commission proceeded with its task. The following process was used so as to direct the discussion in a productive manner: each condition identified was discussed and voted on. Then two recommendations were made to the City Council that resulted from this discussion.

**Conditions Recommended by Planning Commission on Gronseth Proposal
Each of these Conditions received Unanimous Approval from Commission
Members Present**

- 1) Place the mound/waste water treatment system north of Sauk River Road. Applicant shall place the drain field for any individual sewage treatment system on the north side of Sauk River Road. Connection from the dwelling structure to any holding tanks or drain fields shall be accomplished by directional boring following the alignment of the driveway allowed for development.
- 2) The length of the driveway be restricted to 100 feet or less from the Sauk River Road right-of-way.
- 3) The width of the driveway be restricted to 20 feet or less.
- 4) The height of the home will not exceed 35 feet.
- 5) Applicant will not be allowed to construct accessory structures on the property unless they are constructed north of Sauk River Road.
- 6) The recommendations of Stearns County (Anne Nelson) shall be followed (see letters from Anne Nelson dated January 6th and January 24th, 2005). See Attachment A for a summary.
- 7) The structure and building materials for the structure shall be of natural materials

- and be of colors and tones consistent with the natural environment.
- 8) Applicant is limited to clearing an area of 17,000 square feet to accommodate the dwelling structure, garage, yard/landscaping area and driveway.
 - 9) Applicant shall be allowed to remove trees of diameter less than 6" (inches) at breast height (6"DBH) within 20 feet of the base of the residential structure and for turnabout by garage.
 - 10) Tree species damaged/removed during construction and implementation of proposed development be replaced with the same species that are typical of this lowland hardwood forest ecosystem.
 - 11) A plan, which includes tree species identification and appropriate locations for tree replacement either north or south of Sauk River Road, be developed in cooperation with personnel from the MNDNR working on county biological surveys. Tree replacement under #10 and #11 will be completed within a three year time period.
 - 12) Draw up a best management practices plan (also with MNDNR CBS staff) that stewards the remaining lowland hardwood forest south of the road. The objective of this is to maintain this forest's **natural** state (tree species, shrub and herb layer). Plans drawn up would include appropriate locations, if any, for walking paths, x-country ski trails, access to river paths. The best management plan would also include ways to control invasive species such as European Buckthorn, reed canary grass and alien honeysuckle.
 - 13) No removal of trees allowed in the 500 foot flood fringe area. Only filtered views allowed.
 - 14) Prior to construction, applicant is required to perform a tree survey (MNCBS Staff) to determine tree values for siting of the building envelope, as well as to identify trees for removal as allowed by this permit.
 - 15) Applicant must develop and submit a resource management plan for construction to include construction techniques to limit surface disturbance and prevent or alleviate soil compaction and root zone suffocation.
 - 16) Beyond that allowed by this Conditional Use Permit, applicant shall replace any tree mortality occurring within five years of the grant of this Conditional Use Permit, in the areas impacted by the development. This includes impacts resulting from the clearing/construction activities (17,000 square feet limit).
 - 17) A Construction Site Permit is required for this development and must include all information contained in and required by the conditions to the Conditional Use Permit Application.
 - 18) As a condition of the permit, applicant shall allow the conditions of this Conditional Use Permit Application to be recorded as a deed restriction on the property. This property cannot be further subdivided.

The **following recommendations** were approved by the Planning Commission as regards the Gronseth proposal:

- 1) The City Council require that the conditions approved by the Planning Commission (each condition received a unanimous vote) on the Gronseth proposal be adopted by the

City Council and implemented. Moved by Dale, seconded by Dan. Unanimous approval.

2) The Planning Commission still feels that the best placement for this residential dwelling is north of Sauk River Road and stands by its initial recommendation (January 25, 2005). Moved by Don, seconded by Linda. Vote: Four members in favor (Kathleen, Linda, Don, Toni), two members against (Dale, Dan). Passed four to two.

One concern still exists that needs to be addressed by the attorney: condition #18 as regards the deed restriction. Process for doing this? Will it be monitored? Who would monitor? This concern should be discussed at the next City Council meeting if the attorney is present. The Planning Commission was unable to resolve this issue because the attorney was not present.

b) Transitional Zoning: Due to the lateness of the meeting this item was tabled until our next meeting.

Open Forum: Duane Willenbring presented Commission members with a concept plan for a development project (mixed use) he is considering. The 35 or so acres is located in Section 17, south of Broadway Street and west of County Road 8. Duane had been advised at an earlier Planning Commission meeting to come back with more information as regards this project. The proposal may involve a rezoning of the parcel of land so that Duane could mix a number of patio home with some townhomes and a number of single family homes. This proposal should be discussed further at the next Planning Commission so that we can help expedite how Duane should proceed.

-: Dale moved, Toni seconded, that we adjourn the meeting. Passed. Time: 10:30 pm.

Chairman_____

Rec. Sec._____

Attachment A: Summary of Anne Nelson's Recommendations

- appropriate setback between proposed home and wetlands should be required
- vegetative buffer consistent with the aforementioned setbacks be maintained in an undisturbed natural state around all wetlands
- bottom floor of the home should be at least 1 foot above redoximorphic features
- the bottom floor of the home should be no deeper than 15" (inches) in depth from natural grade
- if basement is desired or if bottom floor is deeper than 15" (inches) below natural grade, then a licensed engineer must draw up an engineered groundwater drainage system
- as the proposed project is located in a MN Biological Survey lowland hardwood forest, any vegetation alteration restrictions be placed on any conditional use:
 - a) species of plants that can be removed
 - b) size of trees that can be removed
 - c) amount of soil disturbance resulting from construction
 - d) amount of landscaping after construction is completed
 - e) amount and type of vegetation that can be removed to provide a view corridor to the river