

**City of Rockville Planning Commission Minutes**  
**November 10, 2005 Time: 7:00 p.m.**  
**Place: John Clark Elem. School Media Ctr.**

The meeting was called to order at 7:00 p.m. by Chair Jerry Bechtold.

**Roll Call:** Present: Chair Jerry Bechtold, Dale Borgmann, Roger Schmidt, Dan Hansen, Toni Honer, Linda Peck and Vern Ahles (liaison with City Council). Absent: Kathleen Stanger.

**Staff:** Rena Weber (City Administrator), Judy Neu (Administrative Assistant), Scott Hedlund (City Engineer).

**Approval of Agenda/Amendments:** Moved and seconded that the agenda/amendments be approved as presented. **Passed.**

**Approval of Minutes of 10-25-05:** It was moved and seconded that these minutes be approved with the following corrections: a) the word **movie** on the last line of page 1 be changed to **moving**; b) on page 4, change **lake side of Pleasant Road** to **nonlake side of Pleasant Road**. **This correction must be made in two places: 1) line 7 and 2) in the motion under #1. Passed.**

**New Business:**

- a) **Building Official:** Nancy Scott, Rockville's building official, was not present. This agenda item was **postponed to a future Commission meeting.**
- b) **Approve Administrative Plat - Kraemer/Minnerath:** The request is to relocate the common boundary line between the parcels of land owned by Loren Minnerath and Cyril and Mary Kay Kraemer so that it matches the actual possession lines. No new parcels will be created. **Moved and seconded to approve this Administrative Plat with the following Declaration of Restriction:** The deeds shall state that the conveyances reflect actual possession lines of the two parcels...., and to the extent that the new legal descriptions add or subtract from those parcels, and attach to the other parcel, said tract to be attached, together with the attachment, be **considered as one lot, parcel or tract.....the parcel receiving the attachment, together with the attached parcel, shall not be further subdivided unless platted pursuant to the City Zoning Ordinance. Passed unanimously.**
- c) **Approve Administrative Plat – Duane Willenbring:** Rena read the Certificate of Compliance as regards Willenbring's request to enlarge one lot in Country Side Addition by moving the lot line to the east: **“Willenbring's wish to convey the easterly 7' of Lot 12, Block 1 (Tract A), Country Side Addition Plat 6 to Lot 11, Block 1 (Tract B) Country Side Addition Plat 6.** Moved and seconded to **approve this (split) Administrative Plat. Passed 4 to 2. Yes votes: Honer, Schmidt, Bechtold, Borgmann. No votes: Hansen and Peck.**

- d) Schneider/Pfannenstein – Lot Split/Transitional Zone:** Jennifer Schneider (8561 Savanna Oaks Lane, Woodbury, MN) presented the following information for the Commission. Jennifer would like to split 13 acres (Tract C) from the farm site owned by her mother, Elizabeth Gross (Tract B). These 13 acres lie west of Lake Road and north of the existing farm site along C.R. 47. The land is predominately corn fields with a small wooded section on the southern edge adjacent to a wetland area. The reason for the split is to build a home. Discussion followed that identified the following: 1) Tract A, Tract B and Tract C are all lots of record; 2) The land is presently zoned AG-40 (only one house allowed per 40 acres). Under this zoning there is not enough land; 3) However, under our new comprehensive plan and zoning ordinance, this parcel is in a Transitional Zone and the 13 acres could be adequate for one house; 4) A conditional use permit would be necessary to build the house. **Moved and seconded to approve the lot split and also to approve allowing the concept of having one home built on this 13 acre parcel in the transitional zone. Passed unanimously.** At a future meeting, the Commission will consider an administrative plat. In the meantime, the intent of transitional zoning needs to be clarified. There is no definition for this in our Comprehensive Plan or Zoning Ordinance.
- e) Review/Revise Conditional Use Permit Form:** The following suggestions were made: 1) require that an aerial photo be included in the application procedure. This photo would depict vegetative cover on the property and how it links with adjacent property; 2) require that the applicant provide the distance to the nearest existing driveway; 3) have staff check the accuracy of the information on p. 141 under the heading **City Council’s Review** where it states that the City Council **shall hold a public hearing**. It is the Commission’s recollection that the City Council **does not have to hold a public hearing but can choose whether or not they want to hold an additional public hearing following the one conducted by the Planning Commission.**
- f) Update on funding for new position (Site inspection on Variance, Conditional Use and Construction site permits):** Rena reported that she had presented this request to the Budget and Finance Committee. The Committee approved hiring Dale Borgmann to do these site inspections. They will incorporate \$12/hour in the 2006 Budget to cover this position. Dale mentioned that he would inform property owners about his visit and get their permission prior to doing the inspection. It was also recommended that Dale should be officially authorized by the City.

### **Old Business:**

**a) Continue Pleasant Estates Plat 2 Preliminary Plat:** Linda Brown (Surveying & Engineering Professionals, Inc) provided more information regarding the concerns expressed by the Commission at our October 25<sup>th</sup> meeting. 1) traffic along Pleasant Road would not be overly increased with the addition of these 6-8 new lots; 2) If future development occurred in the area a more complete transportation/traffic analysis (road upgrades, extensions, additions) would be required as the land is platted. 3) Linda provided some possible road connections by giving Commission members an aerial photo of a concept plan for future roads. The City Engineer confirmed that at some point if

further developments are platted, traffic would increase on Pleasant Road and an EAW would be required that addressed transportation impacts. Norm Meyer (25533 Pleasant Road) and Lydell Taylor (25511 Pleasant Road) expressed concern over increased traffic along Pleasant Road and not making Pleasant Road into a through road in the future. Right now Pleasant Road ends at a cul-de-sac; this is a safety factor as it discourages people other than those living/summering on Pleasant Road from adding to the traffic load. If the road were continued further southwest to ultimately connect with Athman Road and Lake Road, then it becomes a through street and traffic could increase dramatically. Lydell also stated that he thought the number of lots being proposed should be reduced. Mr. and Mrs. Voigt were present and stated that they had talked with land owners on the lake side of Pleasant Road. At least four of these landowners expressed interest in buying one of the lots outlined in the preliminary plat. Rena stated that the lots being proposed by Voigts are in the shoreland overlay zone of Pleasant Lake. This means that each lot must be 20,000 square feet and 75 feet wide. In order to meet this requirement each lot would have to be extended 40-45 feet further from Pleasant Road (further into a corn field) or widened. Widening each lot would cause wetland impacts from Lot 8. **Moved and seconded that the lots be made larger (20,000 square feet requirement) and be reduced in number from 8 lots to 6 lots so that each lot can meet the shoreland overlay rules and avoid wetland impacts. Roll Call vote: Ayes: Toni Honer, Jerry Bechtold, Dale Borgmann, Dan Hansen. Naves: Roger Schmidt, Linda Peck. Motion Passed 4 Ayes to 2 Naves.** The no votes were cast because the following have not been adequately addressed or resolved: 1) rezoning of land from Ag 40 to R-1; 2) increased traffic potentials as further development takes place without a complete concept plan and transportation analysis. **A reminder:** on October 25, 2005, the Commission requested in an approved motion that **the Voigts put dollars in escrow for anticipated road improvements for Pleasant Road.**

**Adjournment:** Moved and seconded to adjourn the meeting. Time: 8:50 p.m. **Passed.**

**Chairman** \_\_\_\_\_ **Rec. Sec.** \_\_\_\_\_