

**MINUTES OF A REGULAR PLANNING COMMISSION MEETING HELD,
TUESDAY, MARCH 10, 2015 – 6:00 P.M. – ROCKVILLE CITY HALL**

The meeting was called to order by Chair Bill Becker. Roll call was taken and the following members were found to be present: Member Toni Honer, Member Dale Borgmann, Member Jerry Tippelt.

Absent were: Susan Palmer – Liaison

Staff members present were: Zoning Administrator Rena Weber, Administrative Assistant Mandy Lais

Others present: Charles & Cheryl Unger, Christa & Jim Althaus, Fabian Rahland, Nathan Gill.

APPROVAL OF AGENDA/AMENDMENTS – Motion by Member Honer, second by Member Borgmann, to approve the agenda with amendments. Motion carried unanimously.

An addition: Review David Meyer’s application to be a member of the Planning Commission.

APPROVAL OF MINUTES 2/10/15 – Motion by Member Borgmann, second by Member Tippelt, to approve the 2/10/15 minutes. Motion carried unanimously.

New Business:

**PUBLIC HEARING FOR JAMES & ELIZABETH ALTHAUS @ 25264 Haywood Road,
AND CHARLES & CHERYL UNGER @ 24984 Haywood Road - at 6:00 pm - SUBDIVIDE**

Notice is hereby given that the Rockville Planning Commission will hold a public hearing on **Tuesday, March 10, 2015 at approximately 6:00 p.m. at Rockville City Hall – 229 Broadway Street East** to consider the request of James & Elizabeth Althaus and Charles & Cheryl Unger to subdivide their property. The addresses of the property are: 25264 & 24984 Haywood Road with legal descriptions of: 25.16A of W2 SE4; Beg 640.54’ W of SE corner SW4SE4 – NE to SE Corner – N1893.78’ – S60DW 577.95’ TH SW’ly – S – SE’ly & S’ly 1658.28’ to Beg. Sec 6 Township 123 Range 029 AND 19.5A (E) Beg NE Corner of NW4NE4 – W640.54’ – S 1330.65’ E638.71’ – N 1326.12’ to PO Sec 7 Township 123 Range 029

The request is to approve both a preliminary and final plat to be known as Haywood Estates – Lots 1 through 5, Block 1.

Re: Re-Zoning Request
76.41609.0500: Owners: James & Elizabeth Althaus
Property Address: 25264 Haywood Road, St. Cloud, MN 56301
76.41610.0600: Owners: Charles & Cheryl Unger
Property Address: 24984 Haywood Road, St. Cloud, MN 56301

SUBDIVISION ORDINANCE

Purpose, Jurisdiction & Conveyances

- (refer to attached list) See Attachment A

General Requirements & Definitions

- Established monuments – none known
- Preserve Natural Features – Wooded area and there is a drop off after the proposed cul-de-sac.
- Land subject for Flooding -
- Lack of Adequate Drainage –
- Lack of Adequate Water Supply – no city service. Each lot would have to provide their own water
- Lack of Adequate Streets – need width of 18’ top for fire truck access
- No traffic volume to speak of will be created

- Lack of Waste Disposal – No city sewer available – will require 2 septic sites for each new lot. See concept drawing.

COMP PLAN – DISTRICT 3 – SECTIONS 6 & 7

- Oak Forest – identified in biological survey – may need to limit the amount of clear cutting.
- Park/Trail Development – See attachment B - ordinance no. 2007-44. (there is no master plan) Park land dedication fee. Would need to come up with a fee.

Relevant Information:

1. Property contains 44.66 acres more or less.
2. 10 notices of public hearing were sent out.
3. This property is zoned Ag-40.
4. These two properties are contiguous.
5. The owners are looking to retire and sell off some of their property to their children.
6. This area was made into smaller lots when it was originally platted.
7. This area is not farmed and is heavily wooded so it is ideal for rural residential

Zoning Administrator Rena Weber stated they are requesting approval of preliminary and final plats, known as Haywood Estates lots 1-5, block 1. We reviewed the concept plan and we needed to come up with a number for the park land dedication fee considering we are creating three new lots. She contacted the City Assessor, Randy Lahr and he stated for 1800 square feet, each fee would be \$200 dollars for each lot, not used for repair but for new things. Roadway had been addressed at the last council meeting.

Chair Becker asked if the families want to pay this fee for the park dedication?

Member Tippelt asked if they put up a shed does it have to match?

Zoning Administrator Rena Weber answered it is residential district, and if there is a garage or shed it has to match the house.

Ms. Christa Althaus – PO Box 535 Eden Prairie stated they would be happy to pay the \$200 dollar fee. Mr. Charlie Unger – 24984 Haywood Road stated they would be willing to pay the \$200 dollar park dedication fee. Would they be able to have animals? They want a couple of horses for personal use.

Zoning Administrator Rena Weber stated they could have animals for personal use.

Mr. James Althaus – 25264 Haywood Road asked if their house is stucco, does the garage have to be stucco? No just so the house and garage match in color.

Motion by Member Honer, second by Member Borgmann, to close the public hearing at 6:14 pm. Motion carried unanimously.

Motion by Member Honer, second by Member Borgmann, to approve the subdivision as presented with the \$200/lot in lieu of park land dedication. Motion carried unanimously.

Update: Joint Working Session will be on April 1st, at 3:00 pm.

Planning Commission Application from David Meyer - 2553 Pleasant Road

Motion by Member Honer, second by Member Borgmann, to accept David Meyer to Planning Commission. Motion carried unanimously.

Business for next meeting:

Structure Definition
Campers

ADJOURNMENT – Motion by Member Honer, second by Member Borgmann, to adjourn the meeting at 6:21 PM. Motion carried unanimously.

**MANDY LAIS
ADMINISTRATIVE ASSISTANT**

**BILL BECKER
CHAIR**