

AMENDED
City of Rockville Planning Commission Minutes
October 25, 2005 Time: 7:00 pm
Place: John Clark Elem. School Media Ctr.

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

Roll Call: All members of the Planning Commission were present as well as Vern Ahles (liaison with the City Council).

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

Approval of Agenda/Amendments: It was moved and seconded that the agenda be approved as printed. **Passed.**

Approval of Minutes of 10/11/05 (regular Planning Commission meeting): It was moved and seconded that these minutes be approved as presented. **Passed.**

Approval of Minutes of 10/18/05: (special meeting with MDG, Inc.): It was moved and seconded that these minutes be approved with the following two corrections:

- a) **Correct this sentence** (in the middle of the page) **from** “Revisions that Cynthia proposes are supplemented with **woodland** ordinance...” **to** “Revisions that Cynthia proposes are supplemented with **wetland** ordinance...”
- b) **Correct this sentence** (fourth paragraph from the bottom) **from** “Subdivision 2: What happens if a **property** is...” **to** “Subdivision 2: What happens if **ground** is...”

New Business:

- a) **Public Hearing: Country Side Addition #6 Re-Plat:** Jerry opened the public hearing at 7:07 pm. Rena read the public hearing notice. The Planning Commission has been asked to consider approval of a Preliminary & Final Plat to be known as Country Side Addition #6 Re-Plat (Section 17, Township 123, Range 029 – City of Rockville). **The new legal description would be: Lots 10, 11, 12, Block 1, Country Side Addition #6 Re-plat. The reason for the request is to re-align the lot lines of said lots.** Duane Willenbring (Willenbring Const. Inc.) addressed the Commission. These lots are the last to be developed in Country Side Addition. They are adjacent to a wetland area (low area containing Tamarack trees) to the south and east. The lots are bordered on the north by Walnut Circle. The lot lines were placed when the entire Country Side Addition was platted – many years ago. At that time Mr. Willenbring followed the rules as regards lot size, set backs, etc. Another factor complicating the situation was the placement of the water tower slightly to the northeast along the curve of Walnut Circle as it passes by Lots 10, 11 and 12. Much fill was required to erect the tower. There is now concern over being able to avoid impacts to the wetland area if these lots are developed in their present alignment. To address this concern, Mr. Willenbring

wishes to adjust the lot lines from what was originally platted i.e. moving the lines further to the west. This would make the middle lot (Lot two) smaller to allow the western edge of Lot 3 (to the east of Lot 2) to be extended further west.

Public Comments: Lynn Rick (202 Walnut Circle): Lynn expressed concern over whether or not these two lots could accommodate two residential dwellings. She had come to learn more about Mr. Willenbring's plans and what the Commission had to say. **Discussion amongst Commission members, staff and Mr. Willenbring revealed the following:** 1) The most recent wetland delineation was completed several years ago; the first delineation was completed in 1998. The consensus was that there is a need to clarify the wetland boundary by updating the wetland delineation. 2) It would seem that Lot 3 may not be a buildable lot under our new R-1 requirements of 10,200 square feet. Lot 3 is only 6,048 square feet. These two points need to be addressed to determine if there is enough land space for two residential lots or only enough for one new home. 3) Lots 2 and 3 will have hardly any backyard space. There is concern over possible "pooling" of water on these lots after a heavy rain i.e will the drainage to the wetland area be adequate if two more homes are built here? **It was moved and seconded that the Public Hearing be closed. Time: 7:42 pm. Passed. Moved and seconded that the decision on the Country Side Addition #6 Re-Plat be TABLED until the following information is made available: 1) Need to clarify where the wetland boundary is by updating the wetland delineation; 2) Following this, a more accurate decision can be made on whether or not Lot 3 is a buildable lot. Passed unanimously.**

b) Discussion with Jim and Tony Skaja on the two RVs Used in R1-Shaoreland: Jerry reviewed the concerns about the two RVs on this property on the south side of Pleasant Lake (see Planning Commission Meeting Minutes for 09-27-05). This issue is before the Commission due to some complaints that have been received by the City. Jerry had met with Anne Nelson (Stearns County Environmental Services) to help clarify these concerns. Both Jim and Tony Skaja were present. Jim lives at 4346 Metcalf Drive in Eagan, MN; Tony lives at 9000 71st Avenue SE in Lake Lillian, MN. Jim explained why the two RVs were needed: 1) Both men's children and grandchildren use the RVs on weekends and especially holiday times because the cabin on site has only one bedroom and cannot accommodate everyone; 2) They only have the RVs on the property from about April through October; 3) the cabin is hooked up to a lift pump; 4) they do not get mail service at the Lake; 5) they have had campers on this property for approximately 25 years. **Rena read through Stearns County's rules and will get a copy of the County's recommendations to the Skajas. Discussion followed with suggestions for the Skajas to consider: 1) see about eliminating some of the old sheds on the property; 2) could the cabin serve as a sleeping cabin with some minor adjustments?; 3) would they consider having 2 RVs on site during a weekend but then remove one RV offsite during the week? The Commission recommended that the Skajas report back spring, 2006, with a proposal that could be considered as a variance. Moved and seconded that the Skajas come back with a variance request to allow one RV on the**

- property. When/if a variance is granted, it will be valid for three years from date of issuance and then sunset. Passed unanimously.**
- c) Update from Dale Borgmann on restrictions placed on Larry and Margaret Hanson's Variance Request (June, 2004).** The conditions on the Hanson's variance request were to be met by August 1, 2005. Dale did a site visit and reported the following: 1) the concrete driveway has been removed and replaced with pavers (cobblestones) so that the impervious surface requirements have now been met; 2) some of the rock landscaping underline with plastic has also been removed; 3) the gully area on the north side has been renovated and put into a rain garden to filter and cleanse water before it reaches the lake; 4) the rock landscaped areas have been removed and replaced with wood chips and new landscaping; 5) there is no plastic under the new paving; 6) the area by the well has been addressed. **Overall fantastic job done by the Hanson's – the place looks wonderful!**
- d) Building Official:** As Nancy Scott (Rockville Building Official) was unable to attend due to illness, **this agenda item was postponed to a future Commission meeting.**
- e) Discuss Construction Site Permits/Variance Permits/Conditional Use Permits:** There is a need for someone to inspect and verify each year that the restrictions requested under these various permits are being adhered to and implemented. **Moved and seconded that the Planning Commission recommends the City Council hire Dale Borgmann to perform this service for the City. Passed unanimously.** This hiring must go through the Budget and Finance Committee and would be included in the budget for 2006.
- f) Review/Revise Variance Application Form:** Rena was asked if she could get the checklist that Stearns County uses to make sure variance applications are complete. Rena will get a copy and make it available to Commission members. The only suggestions for inclusion were the following: 1) Under the section How Do I Apply For a Variance, put in bold print that **a site plan (to scale)** is important. Too often drawings are not to scale, road names are missing as well as other items that are required to be included. 2) Under the section Who Decides If I Will Get a Variance, add in bold the following to this sentence in parentheses: (Applications are to be submitted to the City Clerk and they will be put on the agenda for the next available meeting **if the application is COMPLETE**). Section 30 in Rockville's Ordinances deals with Variances/Appeals and covers (pp. 154, 155) completed application deadlines and time frames designed to give all parties adequate lead time prior to decisions being made. 3) an aerial photo of the site would be helpful. These are available at the Farm Service Agency (Market Place, Waite Park) for a reasonable cost.
- g) Site Visits-**Schedule time and date for 4 visits: The Planning Commission will visit the following four sites on **Wednesday, November 30th** starting at 9:00 am: 1) Rockville Transportation (C.R. 8); 2) Mike's Repair (C.R. 47); 3) Old Rockville Nursery (C.R. 8); 4) Hydro Engineering (corner C.R. 138 and East Broadway). Each visit will be about 45 minutes long. The Commission will compose a letter to be sent to each of the site owners so that they will have two weeks' notice.

Old Business:

a) Continue Pleasant Estates Plat 2 Preliminary Plat Discussion: Linda Brown (Surveying & Engineering Professionals, Inc) was present and updated the Commission: 1) All of Scott Hedlund's (City engineer) questions have been answered; 2) A new wetland delineation report was completed October 20, 2005; 3) aerial photos were made available; 4) land **has not yet been rezoned from Ag-40 to R-1**. There was much discussion by the Commission. The following remain **concerns**: **1) the size of the 8 lots** proposed is smaller than those already developed on the nonlake side of Pleasant Road; **2) increased traffic** on Pleasant Road – variety of reasons for the increase occurring; **3) Future upgrading** of Pleasant Road. At present, Pleasant Road is only 21 feet wide and ends in a cul-de-sac. The last improvements (blacktop) to Pleasant Road occurred in 1964 and nothing is scheduled to be done through the year 2010. All property owners along Pleasant Road would be assessed if and when upgrading of Pleasant Road occurs. Present land owners along Pleasant Road have consistently voiced their desire not to make Pleasant Road a through road i.e. a “speed” connection to other major roads; **4) Voigt's own 399** some acres of land that run from the northern end of Pleasant Road to the cul-de-sac (southern terminal of Pleasant Road). What are the Voigt's plans for all this land in light of their interest in some R-1 type of development at either end. Would this be considered “spot zoning,” if the land at either end is rezoned R-1 but in between is land zoned Ag-40? How will their interests and those of Schliplin (land owner adjacent to C.R. 137 and Pleasant Road) influence the **transportation patterns** in this area? Will there be a connection to C.R. 137 from the cul-de-sac to accommodate increased traffic from potential R-1 development? Would other road connections be necessary in the future i.e. to C.R. 47? Could a **more complete concept plan** be requested of Voigts that includes all their acreage? Linda Brown could not represent the Voigts on these concerns; she had addressed the points raised by the Commission at its last meeting – the Preliminary Plat now incorporated the requested changes. The Commission needs further input from the landowners. **Motion made and seconded for the Voigts to come back with a revised plan that addresses the following two points: 1) reduce the number of lots from 8 to 6 so that the size of the lots in the new development will match more closely the size of the lots on the nonlake side of Pleasant Road; 2) put dollars in escrow for anticipated road improvements for Pleasant Road. Passed unanimously.** Scott Hedlund offered to look further into the traffic/adequate road situation but this would have to be approved by the City Council.

Adjournment: Moved and seconded to adjourn the meeting. Time: 9:50 pm. **Passed.**

Reminder: The next Planning Commission meeting will be on **Thursday, November 10, 2005 instead of Tuesday, November 8th due to elections.**

Chairman _____

Rec. Sec. _____