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5 **1. CALL TO ORDER** – Chair Barbara Ronningen called the meeting to order at 7:00 PM

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7 **2. PLEDGE OF ALLEGIANCE** – was recited.

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9 **3. ROLL CALL** – Present: Chair Barbara Ronningen, Kris Kopitzke, Lucia Wroblewski, Roger Bowman,  
10 Mark Nelson, Jim Langan, Scott Patten. A Quorum was present. Absent: Sally Doherty (excused)

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12 **ALSO IN ATTENDANCE** – Council Member Joe Richter, City Administrator Ron Moore, City Clerk  
13 Julie Yoho

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15 **4. APPROVAL OF AGENDA** – Add item “Conditions that can be put on a PLCD” under old business  
16 **Motion/Second: Wroblewski/Nelson To approve agenda as amended. Motion passed 7-0-0.**

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18 **5. APPROVAL OF MINUTES** –

19 A. July 10, 2017 Meeting Minutes – **Motion/Second: Patten / Bowman To approve minutes of July 10,**  
20 **2017. Motion passed 7-0-0.**

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22 **6. REPORTS AND PRESENTATIONS** – None

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24 **7. PUBLIC HEARINGS** – None

25  
26 **8. NEW BUSINESS**

27 **A. City of Woodbury Comprehensive Plan Amendment, The Glen at Valley Creek, Project No. 17-2016-**  
28 **00225** (Southwest Corner of Afton Road and Tower Drive, 7987 Afton Road)

29 The City of Woodbury is considering a proposal to build a 42 unit affordable senior multi-family building  
30 on property currently zoned R-4 Urban residential. The proposal requires a Comprehensive Plan  
31 Amendment to re-guide the property from Low Density Residential to High Density Residential. The  
32 process includes adjacent communities providing comments regarding the proposed amendment. The  
33 Planning Commission can provide a recommendation to the City Council regarding comments concerning  
34 the amendment.

35 Bowman noted that the proposal says the developer will cover costs for hook-up to water; but there is no  
36 discussion on where the water comes from. There will be a greater impact on the aquifer from higher density  
37 housing.

38 Chair Ronningen indicated the Planning Commission did not receive the exact verbiage on what the actual  
39 amendment to the comprehensive plan wording will be.

40 Administrator Moore indicated that he did not receive the final map. Procedurally, questions, requests and  
41 comments from the planning commission will go to City Council to then forward to Woodbury.

42 Langan stated that he would be interested in how residents around the site feel about it. He also stated that  
43 he had contacted Woodbury for more information regarding water use, and was referred to the DNR.

44 **Motion/Second: Ronningen/Bowman. To recommend that the City Council convey concerns to the**  
45 **City of Woodbury about the effect of increased water consumption on the City of Afton’s water**  
46 **supply. Also note that the Planning Commission has not seen the actual amendment to the**  
47 **Comprehensive Plan so it is difficult to provide comment. Motion passed 7-0-0.**

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49 **B. City of Woodbury Comprehensive Plan Amendment, Stonemill Farms 16<sup>th</sup> Addition, Project No. 24-**  
50 **2017-00255** (Southwest Corner of Lake Road and Settlers Ridge Parkway)

51 The City of Woodbury is considering a request to rezone a 5.7 acres site from Commercial to Medium  
52 Density Residential. The proposal requires an amendment to the Comprehensive Plan.

53 Patten stated he would rather see the City of Woodbury embrace small business rather than add more high  
54 density housing.

55 **Motion/Second: Ronningen/Langan. To recommend that the City Council convey concerns to the**  
56 **City of Woodbury about the effect increased water consumption may have on the City of Afton’s**

57 **water supply; also note that members of the Commission favor small business development vs. high**  
58 **density housing. Motion passed 7-0-0.**

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60 **9. OLD BUSINESS –**

61 **A. Comprehensive Plan Update Process**

62 1. Draft Updates of Plan Sections by Commission Members

63 Chair Ronningen stated she would like to hold the public hearing on the Comprehensive Plan in December  
64 or January, then pass it on to City Council.

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66 2. Review of the Metropolitan Council’s Checklist of Items Required to be Included in the Updated  
67 Comprehensive Plan

68 Chair Ronningen requested that commission members send their edits in to Ron & Julie so that they can  
69 assemble and distribute edited version electronically prior to the next Planning Commission meeting on  
70 September 11.

71 Environment & Natural Resources – Langan has edits

72 Housing and Land Use – Lucia and Sally

73 Transportation – Koptitzke

74 Ronningen – Introduction & process

75 Groundwater / Surface Water Plan – Langan

76 Parks – Bowman

77 Solid Waste – could update a bit

78 Storm Water Management – Moose indicated the plan should be updated with the new treatment  
79 system and the new sewer system; also the levy upgrades.

80  
81 3. Conditions that can be put on a PLCD (Preservation and Land Conservation Development)

82 Administrator Moose indicated that conditions are typically placed on the development to address areas  
83 of concern. The City has wide discretion; but conditions have to address real concerns at the property.

84 Bowman asked if financial guarantees are required.

85 Administrator Moose answered, yes, typically the engineers will put a value on improvements that will be  
86 required and the developer will guarantee or have a letter of credit for 125% of that.

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88 **B. Update on City Council Actions**

89 Council Member Richter provided a summary of the July City Council Meeting.

90 General discussion was held on the temporary moratorium on exterior storage in the industrial zone.

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92 **10. ADJOURN**

93 **Motion/Second: Patten/Langan To adjourn. Motion passed 7-0-0.**

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95 Meeting adjourned 7:58 PM

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99 Respectfully submitted by:

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101 JY  
102 Julie Yoho, City Clerk

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105 **To be approved on September 11, 2017 as (check one): Presented: \_\_\_\_\_ or Amended: X**