

1
2
3
4
5 **1. CALL TO ORDER** – Chair Barbara Ronningen called the meeting to order at 7:00 PM

6
7 **2. PLEDGE OF ALLEGIANCE** – was recited.

8
9 **3. ROLL CALL** – Present: Chair Barbara Ronningen, Roger Bowman, Sally Doherty, Kris Kopitzke, Lucia
10 Wroblewski, Mark Nelson, Scott Patten. A Quorum was present. Absent: Jim Langan (excused).

11 **ALSO IN ATTENDANCE** – Mayor Richard Bend, City Administrator Ron Moore, City Clerk Julie Yoho

12
13
14 **4. APPROVAL OF AGENDA – Motion/Second: Wroblewski/Bowman To approve agenda as presented.**
15 **Motion passed 7-0-0.**

16
17 **5. APPROVAL OF MINUTES** –

18 A. September 11, 2017 Meeting Minutes – line 63 strike “discussion”; identify “Bob Rohloff” as the
19 speaker, line 42.

20 **Motion/Second: Patten/Nelson To approve minutes of September 11, 2017 as amended. Motion**
21 **passed 6-0-1. (Bowman abstain due to absence)**

22
23 **6. REPORTS AND PRESENTATIONS** – none

24
25 **7. PUBLIC HEARINGS** –

26 A. **Kevin Murphy Minor Subdivision Application at 4969 Neal Ave.** Mr. Murphy has applied for a minor
27 subdivision to divide a 5-acre parcel from the existing 40 acre parcel. The proposed 5 acre parcel includes
28 the homestead area of the larger parcel. The proposed parcels meet all requirements for a conforming lot,
29 including the minimum 5 acre lot sized, 2.5 acres of buildable area, 300 feet of frontage on a public road
30 and access directly onto a public road.

31
32 Chair Ronningen opened the public hearing at 7:04 pm.

33
34 Perry Eggers, 13379 50th St, stated he had no issues, the subdivision is per the comprehensive plan.

35
36 **Motion/Second: Bowman/Doherty to close public hearing. Motion passed 7-0-0.**

37 Public hearing closed at 7:08 pm.

38
39 **Motion/Second: Wroblewski/Doherty To approve the application with conditions and findings as**
40 **outlined in the memo (below). Motion passed 7-0-0.**

41 *Conditions:*

- 42 1. Easements as required by the City Engineer shall be granted
 - 43 2. All drainage and utility easements shall be subject to the review and approval of the City Engineer.
 - 44 3. All grading, drainage and erosion control issues shall be subject to review and approval by the City Engineer,
45 and by the Valley Branch Watershed District if they meet permit thresholds.
 - 46 4. Park dedication requirements shall be satisfied at the time of final subdivision approval in accordance with
47 Section 12-1270 of the Subdivision Ordinance
 - 48 5. The property owner shall demonstrate that there is a suitable site for a septic system in the area shown
49 as a potential new home site on Parcel 1. If a new home is to be constructed on Parcel 1, a permit for
50 an individual septic system to serve the new home shall be obtained from the Washington County
51 Public Health Department at the time of application for building permit for the new home, and all
52 requirements of the septic permit shall be met.
 - 53 6. All driveways shall comply with Section 12-84 of the Zoning Ordinance and be subject to review and
54 approval by the City Engineer.
- 55
56

57 **B. Will Carlson Rezoning, Preliminary Plat, and Conditional Use Permit Application (for a**
58 **Preservation and Land Conservation Development – PLCD) on 218 acres of land at 14220 60th St.**

59 Will Carlson has applied for a Preservation and Land Conservation Development (PLCD) Subdivision on
60 a 219 acre site north of 60th Street and West of Trading Post Trail. The proposed subdivision would preserve
61 113 acres of open space through a conservation easement, and would create nineteen 5-acre lots on the
62 remainder of the site.

63
64 Chair Ronningen opened the public hearing at 7:10 pm

65
66 Bob Kirmis, City Planner provided a summary of his report. To accommodate the proposed subdivision,
67 the following approvals are necessary:

- 68 ○ Rezoning of the 5-acre parcel located in the extreme southeast corner of the site from Rural
- 69 Residential to Agricultural.
- 70 ○ Preliminary Plat
- 71 ○ Conditional use permit to allow a PLCD in an Agricultural zoning district.
- 72 ○ Conditional use permit to allow a subdivision identification sign

73 Other items noted were the length of the cul-de-sacs and to consider reconfiguring lots 1 and 19. The Parks
74 Committee recommendation is that the park dedication payment be in the form of a cash fee.

75
76 Andrew Plowman, City Engineer, provided a summary of the traffic study that was done. Estimates are for
77 200 vehicle trips per day. Historical safety of the corridor of 60th Street to Trading Post was looked at and
78 no incidents were found.

79
80 Maya Herold, City Engineer, provided a summary of storm water requirements for the project. The eastern
81 side of the site has storm water retention ponds that look sufficient and meet requirements according to the
82 state MPCA regulations on volume, rate of discharge, quality requirements and phosphorus.

83
84 Joe Bush, developer, provided an overview of the project.

85
86 Mary McConnell, 5680 Odell. Expressed concern over road safety & overall density. Would like a formal
87 written review from the city engineer regarding road access. Traffic will go north on Trading Post on an
88 unsafe narrow roadway. This is a highly sensitive site. All lots surrounding this have less dense
89 development. The ordinance doesn't allow for that number of lots on a cul-de-sac. How does this benefit
90 surrounding area?

91
92 Teresa Lewandowski, 5888 Trading Post Tr, expressed concern over the proposed cul-de-sac as it goes
93 against the ordinance; the second one should be removed.

94
95 Perry Eggers, 13379 50th St, stated there should be a 1000 foot setback from the stream as per the shoreline
96 ordinance.

97
98 Christian Dawson, 5888 Trading Post Tr. Expressed concern over the safety of the road, too many lots on
99 the cul-de-sac, and stated that the project should benefit Afton as a whole.

100
101 Paul Wolner, 13446 50th St S, expressed concern over traffic. There is speeding traffic along 50th now that
102 it's paved. The comprehensive plan calls for large lots and no cluster housing. Would ask for specific
103 calculations on runoff prior to any approval.

104
105 James Rickard, 5650 Odell, stated that the stormwater ponds would drain onto his property in event of
106 overflow. Concerned about traffic safety and sightlines to west; need to reflect actual road speeds in study.
107 Disagree with parks commission, should be taking land. Require performance bonding.

109 Seth Haukedahl, 6211 Oakgreen, Denmark twp. Property is directly across from access road. Concern about
110 runoff into his property.

111
112 Kathy Graham, 5912 Trading Post Tr, Feels the unsafe intersection and density have not been adequately
113 addressed. Would support lot 1 as land / park dedication. Also question on signage on median.

114
115 Andrew Plowman, City Engineer stated that the height of the sign will require need more detail.

116
117 Nancy Turner, 13926 60th St. Stated concerns over adjoining lots surrounding their pasture. Concerns over
118 trespassing and liability. Scenic overlook is adjacent to her property. Parking area will become dump.

119
120 Joann Wolner, 13446 50th St S., asked about effect on the on water quality of trout stream.

121
122 Kathy Graham, 5912 Trading Post Tr, stated concerns over the aquifer and extra wells

123
124 Seth Haukedahl, 6211 Oakgreen, would like to know about median that is being proposed.

125
126 Paul Wolner, 13446 50th St, stated that if this project is approved it will send a message that Afton is open
127 for cluster housing.

128
129 Mark Patin, 13653 60th St S, Parking lot does not fit with rural character and will increase trash dumping.
130 Traffic currently travels at 45 mph plus, do not pave road. Preserve rural areas.

131
132 Patrick Leahy, 5680 Odell, Property abutting on east side of land. Concern over runoff. Lot 1 should be
133 dedicated as parkland. Ordinances prohibit subdivision sign.

134
135 Christian Dawson 5888 Trading Post Tr, Question over zoning and why this seems like it's rushing through,
136 why a change in zoning? Can a road be put through a rural residential property? Density too high.

137
138 Paul Wolner, 13446 50th St. Stated that the comp plan policies for housing and land use don't allow for this.
139 Ordinances require a minimum of 300' road frontage, prohibit irregularly shaped lots.

140
141 James Rickard, 5650 Odell asked about setback requirements for outbuildings, setback requirements from
142 the Graham's property line.

143
144 Doug Parker, Trading Post Tr, stated that this is a large development and we need to think of future
145 implications

146
147 Teresa Lewandowski, 5888 Trading Post Tr, noted that the road study was done on the July 4th weekend,
148 can't be accurate

149
150 **Motion/Second: Nelson/Wroblewski To close the public hearing. Motion passed 7-0-0.**

151 Public hearing closed 8:42 pm.

152
153 **Discussion**

154 Wroblewski asked general questions about the traffic study.

155
156 Andrew Plowman, City Engineer replied that Spack Consulting provided the traffic data. The study was
157 done June 29 – July 3. Counter strips were down. Trading Post was under construction at the time.

158
159 Kopitzke asked why are there 4 issues to consider, why are they not separate?

160

161 Moore responded that all of the items are related. A CUP is a requirement of a PLCD, so those two are
162 together; CUP is needed for a sign; Rezoning. Should all be considered in separate motions.
163
164 Doherty asked what about the 1000 foot setback from the stream that was brought up?
165
166 Bush replied that the South Washington Watershed stated requirements have been met.
167
168 Kirmis explained that the 1000' requirement is an overlay protection district; within that there is setback of
169 300'
170
171 Doherty expressed concern about road safety and would be interested in more thorough review. Zoning
172 change would be from Rural Residential to Agricultural. She indicated there is a high bar for a zoning
173 change and need a public hearing. The rezoning needs to be separate to see if that bar has been met.
174
175 Patten asked why do we need a zoning change to Ag?
176
177 Kirmis answered that the Ag zone allows for a PLCD. The Rural residential parcel is a remnant piece. Will
178 need to change all to Ag to accommodate the PLCD.
179
180 Wroblewski asked questions about the Parks committee meeting and their preference for cash vs. land? Did
181 they look at taking lot 1 at all?
182
183 Bush answered that it had to do with park requirements and other public access points. They were against
184 taking lot 1.
185
186 Doherty replied that the Parks committee is likely trying to be thoughtful of where they obtain parkland as
187 the public need is already met for access with that parking and overlook
188
189 Patten asked for clarification on where lot 1 is located
190
191 Ronningen pointed out that there are errors in the application. This should have been re-zoned prior to
192 Prelim plat review.
193
194 Doherty noted that lot 19 is an irregular shape which has been mentioned before
195
196 Nelson asked about the slope percentages at lot 19 and erosion, also questions over grading and the resulting
197 elevations of the road and the lot. Noted erosion concerns.
198
199 Bush replied he has a 30 page technical report from Plowe Engineering on the grading plan and that runoff
200 will be less than current conditions. End result will be in compliance.
201
202 Questions were raised over which exhibits the commission members received.
203
204 Wroblewski asked how many properties would be on the cul-de-sac?
205
206 Bush replied 18.
207
208 Wroblewski stated that regarding the sign issue, we had Cedar Bluffs take their sign down.
209
210 Bush replied that a median was being allowed to help with traffic flow. He plans to put in a rock with the
211 name on it.
212

213 Kopitzke stated he would like to look at what the base conditions were for Cedar Bluffs, which has long
214 cul-de-sacs. Would like to see the rationale. Ord. 12-1379 states NO variances. What is background to
215 that?
216
217 Wroblewski asked whether that was because of mistakes made in Cedar Bluffs?
218
219 Moose will look into the history
220
221 Ronningen stated that changes were made to allow that development (Cedar Ridge), then later reversed
222
223 Bush stated that a PLCD allows for extra length of a cul-de-sac.
224
225 Ronningen asked why was this not rezoned prior to preliminary plat? Rezoning was requested at sketch
226 plan discussion in June
227
228 Kirmis replied these all are conditions, intended to be steps in sequence. First condition is the rezoning.
229 Considering all together avoids extended review time lines and extra public hearings.
230
231 Kopitzke stated that since the rezoning requires meeting two thresholds: 4/5 of City Council support and a
232 change to the comprehensive plan. Would prefer not to waste time looking at the rest of the CUP if the
233 rezoning won't meet that threshold.
234
235 Ronningen stated that the parcel numbers are not correct and do not add up. Why weren't they combined?
236 A PLCD requires 80 acres and only one parcel has 80 acres and may not be in the right place.
237
238 Patten asked about the comment in the Kirmis report on the wetlands and walking path (*check this comment*)
239
240 Ronningen – Need an application for rezoning in order for us to consider, packet is missing that exhibit
241
242 **Motion/Second: Doherty/Wroblewski To deny the application for rezoning from Rural Residential**
243 **to Agriculture because there is no Agricultural use as end result and the criteria have not been laid**
244 **out.**
245
246 Nelson stated he would expect Ag use on the land if changing zoning.
247
248 Moose stated that a PLCD is considered Ag use. Zone allows PLCD as a conditional use.
249
250 Wroblewski zoning has to occur first.
251
252 Doherty we have a high bar for rezoning, and have denied a lot of requests. This is precedent for the future
253 and needs same amount of rigor.
254
255 Moose noted that typically we are up zoning, this is down zoning
256
257 Ronningen noted that a 4 out of 5 vote on city council is needed to approve rezoning; therefor that needs to
258 occur first. Need application for just rezoning.
259
260 **Motion Vote**
261 **All aye 7-0-0 passed.**
262
263 Ronningen noted we have to rezone first, have parcels combined.
264

265 Doherty stated that she generally doesn't approve of rezoning, period.
266

267 **Motion/Second: Doherty/Wroblewski Move to deny PLCD preliminary plat approval based on all**
268 **parcels not being zoned Agricultural. Recommend City Council not approve without correct zoning.**
269 **Amendment: (Kopitzke) Request more information on cul-de-sac; improved lot map; eliminate odd**
270 **shaped lot 19. Passed 7-0-0.**

271
272 **Motion/Second: Patten/Bowman To recommend City Council deny the CUP until the zoning change**
273 **is approved 7-0-0.**

274
275 **Motion/Second: Kopitzke/Doherty To deny the proposed sign based on it being prohibited by Ord**
276 **12-1256. Passed 7-0-0.**

277
278 Ronningen stated we need full reports with more specifics and data. The access road problems have not
279 been addressed, recommend you get rid of and give to neighboring properties.
280 Kopitzke noted that exhibits missing in packets but was online.

281
282 Doherty stated we need full engineering reports and we need more detail. Was there ever a second traffic
283 report?

284
285 Bowman questioned the July road study

286
287 **8. NEW BUSINESS - None**

288
289 **9. OLD BUSINESS –**

290 **A. Comprehensive Plan Update Process**
291 Will look at next month

292
293 **B. Michael and Carolyn Johnson Variance Application at 771 Indian Trail**
294 It was determined that a variance is not needed. Application withdrawn

295
296 **C. Update on City Council Actions**
297 Mayor Bend reported that the City Council found no objective data to require an EIS for the Carlson PLCD.

298
299 **10. ADJOURN**

300 **Motion/Second: Patten/Nelson to adjourn. Motion passed 7-0-0.**

301
302 Meeting adjourned at 9:35 pm

303
304
305 Respectfully submitted by:

306
307 JY
308 Julie Yoho, City Clerk

309
310
311 **To be approved on November 6, 2017 as (check one): Presented: _____ or Amended: _____ X**