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- 5 1. **CALL TO ORDER** – Chair Kris Kopitzke called the meeting to order at 7:00 PM
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- 7 2. **PLEDGE OF ALLEGIANCE** – was recited.
- 8
- 9 3. **ROLL CALL** – Present: Chair Kris Kopitzke, Roger Bowman, Mark Nelson, Lucia Wroblewski, Sally
- 10 Doherty, Justin Sykora. Scott Patten, James Langan, Annie Perkins. A Quorum was present.
- 11 **ALSO IN ATTENDANCE** – City Administrator Ron Moore, Council member Joe Richter
- 12
- 13 4. **APPROVAL OF AGENDA** –
- 14 Motion/Second Patten/Perkins to approve the agenda for the December 3, 2018 Planning Commission
- 15 meeting. Passed 9-0-0.
- 16
- 17 5. **APPROVAL OF MINUTES** –
- 18 A. November 5, 2018
- 19 Motion/Second Nelson/Wroblewski to approve minutes of the November 5, 2018 Planning
- 20 Commission meeting as modified. Passed 6-0-3 (Langan, Perkins, Patten abstain due to absence).
- 21
- 22 6. **REPORTS AND PRESENTATIONS**
- 23 A. **City of Woodbury Draft 2040 Comprehensive Plan**
- 24 B. **City of Woodbury presentation regarding Preserve at City Place Comprehensive Plan Amendment**
- 25 Dwight Picha, City of Woodbury, gave an overview presentation on Woodbury’s Comprehensive Plan and
- 26 also on the amendment for the Preserve at City Place.
- 27 Questions from the Planning Commission were focused primarily on groundwater use. Comments will be
- 28 given later.
- 29
- 30 7. **PUBLIC HEARINGS** – none
- 31
- 32 8. **NEW BUSINESS** -
- 33 A. Afton Creek Preserve Final plat
- 34 Administrator Moore provided a summary.
- 35 The Planning Commission reviewed the Developers Agreement and Final plat
- 36 Doherty asked about the easement for maintenance being 40 years? (Easement is perpetual, maintenance
- 37 requirement has 40 yr maximum as per attorney)
- 38 Wroblewski noted that sidewalks are mentioned (none, will take out of language)
- 39 Doherty recommend maintenance on storm sewers and catch basins be in the agreement rather than HOA
- 40 (engineer comments include condition that there will be agreement for maintenance)
- 41 Langan asked about the HOA (agreement states city will take over maintenance if HOA doesn’t. City can
- 42 assess for service)
- 43 Perkins suggested an assessment or inventory to document trees and vegetation that exists there now.
- 44 Wroblewski suggested the farm access road language be re-worded to clarify that it is not to be used for
- 45 any construction traffic related to the development. (ownership will be transferred when final plat is
- 46 recorded)
- 47 Doherty suggested we clarify which owner is getting farm access road
- 48 Patten asked about tree planting for screening (location will be determined)
- 49 Doherty stated that adding 2.5 acres to the horse farm may allow it to be subdivided in the future
- 50 Wroblewski noted the mention of street lighting on p 14 (delete)
- 51 Sykora stated he would like more mention of native landscaping
- 52 Discussion was held over who the holders of the conservation easement are: MN Land Trust, City, owners
- 53 in PLCD? Owners outside PLCD? Attorney will look at. There is inconsistency in the agreement and
- 54 ordinance language.
- 55

56 **Motion/Second Patten/ Doherty The Planning Commission, having reviewed the final plat and**
57 **accompanying documents of the Afton Creek Preserve, forwards the following items and additions**
58 **to the City Council:**

- 59 • **Review the 2.5 acre addition to the horse farm to ensure it doesn't change its ability to be**
- 60 **subdivided in the future**
- 61 • **Check the spelling on neighbor names**
- 62 • **Check for Attorneys feedback on conservation easement holders**
- 63 • **Page 4 item "e" and page 5 item "k"; recommend increase the requirements and further define**
- 64 **both paragraphs**
- 65 • **Page 7 item 6; recommend conducting a pre-assessment of existing trees and vegetation to**
- 66 **create a baseline to determine if a violation occurs**
- 67 • **Page 9 item 12; redefine "thoroughfare" to a less generous definition such as "not to be used**
- 68 **for any construction traffic related to development" and edit the ownership of the farm road.**
- 69 • **Page 14 eliminate item "iv"**
- 70 • **Page 16 typo on formatting of item "g"**
- 71 • **Page 16 item "f"; is the language restrictive enough?**
- 72 • **Page 20 is the umbrella policy sufficient? Can it be increased?**
- 73 • **Ensure page 20 item 9 that the HOA agreement is added to this section of the Development**
- 74 **Agreement**
- 75 • **Add to the Development Agreement:**
 - 76 ○ **portable toilet must be removed**
 - 77 ○ **create timeline for removal of existing buildings on Odell property**
 - 78 ○ **conservation easement section on page 18 is missing Developer's contact information**
- 79 • **Note that there are inconsistency with the ordinances**

80 **Passed 8-0-1 (Bowman abstain)**

81 Bowman stated that members of the Planning Commission are not changing their opinion of the
82 development itself.

83
84 B. Planning Commission comments regarding the City of Woodbury Preserve at City Place Comprehensive
85 Plan Amendment

86 Patten stated that it is important to recognize the use of resources that high density housing requires.

87 Woodbury traditionally asks for change when moving to high density

88 Doherty stated that they are adding additional high density housing with no water plan to support it, and

89 they are already stressing water availability in this area of Washington County. Doherty is in opposition to
90 these housing units without a supporting water pla - should have both plans done together.

91
92 C. Planning Commission comments regarding the City of Woodbury Draft 2040 Comprehensive Plan
93 amendment

94 **Motion/Second Patten/Wroblewski To table this item until next month. Passed 9-0**

95
96 **9. OLD BUSINESS –**

97 A. Planning Commission Member Areas of Specialization Regarding the Zoning Code

98 **Motion/Second Patten/Kopitzke To table items until January. Passed 8-0-0**

99
100 **Motion/Second Wroblewski/Richter to thank and recognize the planning commission member's hard**
101 **work and dedication.**

102
103 b. Update on City Council actions

104 Council member Richter provided a summary of the November City Council meeting.

105
106

107 **10. ADJOURN**
108 **Motion/Second Patten/Wroblewski To adjourn. Passed 8-0-0**

109
110 Meeting adjourned at 9:41 pm

111
112
113 Respectfully submitted by:

114 JY
115 _____
116 Julie Yoho, City Clerk

117
118
119 **To be approved on January 7, 2019 as (check one): Presented: _____ or Amended: X**