

MINUTES OF A REGULAR MEETING OF THE
INDEPENDENCE PLANNING COMMISSION
MONDAY, AUGUST 12, 2013 – 7:30 P.M.

1. CALL TO ORDER

Pursuant to due call and notice thereof, a regular meeting of the Independence Planning Commission was called to order by Acting Chair Olson at 7:30 p.m.

2. ROLL CALL

PRESENT: Acting Chair Olson, and Commissioners, Gardner, Palmquist, and Thompson

STAFF: City Planner Kaltsas, Administrative Assistant Nelson, and Councilor Fisher

ABSENT: Chair Phillips

VISITORS: Scottie Hines, Jan Gardner, Lynda Franklin, Mark Gronberg, Steve Grotting, Edward Raupp, Lynn Betts, and Ann Rexine

3. APPROVAL OF PLANNING COMMISSION MEETING MINUTES OF JULY 15, 2013

Motion by Gardner, seconded by Olson, to approve the July 15, 2013 Planning Commission minutes with minor changes. Ayes: Gardner, Palmquist, Olson, and Thompson. Nays: None. Absent: Phillips. MOTION DECLARED CARRIED.

4. THREE RIVER'S PARK TRIL PLAN INFORMATIONAL MEETING

Ann Rexine, a planner for the Three Rivers Park District, discussed a proposed walking and biking trail that will run through the City of Independence. The Three Rivers Park District currently manages over 120 miles of regional trail. The proposed trail would add 17 miles to the regional trail system. The trail would run from the Lake Minnetonka Region Trail through Carver Park Reserve and up through the City of Minnetrista. It would then run through Independence, Maple Plain, and then connecting to the Baker Park Reserve. She explained this plan came about a few years ago when the City of Minnetrista asked the Park District about creating a North and South connection in Western Hennepin County. The Park District did not have the resources at the time but supported the idea. The City of Minnetrista decided to do their own planning with the input of the Park District. A meeting was conducted with staff from Independence and Maple Plain regarding the proposed plan to see if they would be supportive of this plan. However, they asked if the City Council and Planning Commission attend a meeting on the proposed plan as well.

Rexine explained a few of the options they are looking at, which include, coming up from the Luce Line Trail using the Watertown Road (County Road 6) or Using County Road 19 and coming up Budd Street into the City of Maple Plain. The City of Maple Plain has a few options to choose from as well, connecting on to Main Street or connecting through a new development area and then to their new parking lot facility.

Rexine stated the DNR supports shared use of the Luce Line Trail. They indicated there would be no significant red flags, at this point, that would stop the Master Plan. She stated nothing is set in stone, but is rather proposing the idea at this point, simply an FYI. She stated they would like to come back to the Heritage Fest to provide information about the proposed plan goals and objective. They are doing the same thing for the City of Maple Plain's festival. Then, they would like to hold an Open House to garner input from residents later this fall.

Thompson inquired if this would be a paved trail. Rexine stated it is paved, except for the Luce Line Trail, due to the fact that it is a heavily used for snowmobiles. The Luce Line is a State Trail starting from Vicksburg in Plymouth all the way West. Rexine stated they are still open to input and suggestions, however, she doesn't believe the DNR is interested in the idea.

Thompson inquired if this trail would be separate from the road. Rexine stated it would be separate. She stated the typical region trail is about 10 feet wide with a stripe down the middle and has a two to three (2 to 3) foot section of clearance on each side, creating a 16-foot corridor. Thompson asked about what would be done for properties that do not have much of a setback from the road. Rexine stated that in certain circumstances they would find creative solutions that make the most sense. She stated there are times when the design minimums cannot be made, pinch points. Rexine stated they are familiar with developing trails in fully developed urban areas. She stated sometimes easements are purchased, or they modify the current trail width. The typical trail users are bikers, runners, walkers, and joggers, but no motorized uses are allowed.

Palmquist asked if they independently work with homeowners for use of the land and acquisitions or if the City gets involved. Rexine stated the City can be engaged with the process as much as the City wants to be. She stated design solutions are welcomed.

Rexine said the timing depends on the funding sources. Hennepin County may be able to assist if they have plans to do road reconstruction on the nearby roads. If that is not an option, they look at state and federal funds. She stated other options are can be working with private developments or subdivisions. There are several strategies to look into, but it looks as though a completed trail would be about five (5) years away.

Thompson asked why they chose these routes. Rexine stated these were options that the City of Independence Mayor and Maple Plain Council listed as options and what the Comprehensive Plan dictated. The map has been verbally vetted with Hennepin County, and they were ok with it. The County is currently in the process of updating their regional plan.

Gardner inquired about the side of County Road 19 the proposed trail would run. Rexine stated they proposed the East side of the road.

Thompson questioned about the use of aggregate on part of the trail. Rexine stated Three Rivers does own and operate both aggregate and paved trails. She stated it is a good question to ask the public how they feel about the use of both aggregate and pavement within the same trail. Olson asked about a dual path. Rexine stated it could be something they could look into. Snowmobilers and horseback riders use the Luce Line Trail heavily. The Park District trails are maintained from April 15th to the end of November. Three Rivers Park will maintain the trail in the winter only if the City obtains a Winter Use Permit. The regional trail is expected to receive 135,000 uses per year once the whole 17 miles are completed.

Rexine stated the Three River's Park District will be at the Heritage Fest to answer any questions the public may have in regards to this trail, as well as hosting an Open House in the Fall.

5. PUBLIC HEARING – MARILYN RAUPP (APPLICANT/OWNER) REQUESTS THAT THE CITY CONSIDER THE FOLLOWING ACTIONS FOR THE PROPERTY LOCATED AT 2515 BECKER ROAD, INDEPENDENCE, MN (PID NO. 14-118-24-34-0010):

- a. Rezoning of the property from A-Agriculture to RR- Rural Residential.
- b. A minor subdivision to permit a lot split which would create a second buildable lot on the property.

- c. A variance to allow the lot frontage to lot depth ratio to be greater than 1:4

Kaltsas explained this item is being brought back to the Planning Commission as it was discussed that the applicant also needed a variance for the lot frontage to depth ratio, so the items was tabled. A public hearing notice was sent for the variance and rezoning. A final proposed survey for the subdivision was included with this packet. Both lots now have the same road frontage, 253 feet.

Kaltsas stated the rezoning is consistent with the Comprehensive Plan, guided as Rural Residential. Minor subdivision meets the requirement of the ordinance with two (2) exceptions: lot frontage and on the northern parcel lot frontage to lot depth ratio. The City can waive the lot frontage requirement with the approval of a variance. A park dedication fee is also required as outlined in the report. The variance needs to fall within activities and uses within the surrounding area, be consistent with the Comprehensive Plan, and the applicant can establish practical difficulties. The location of the existing home does dictate the property split. Conditions of this split are indicated in the report and if the Planning Commission recommends this it will go to the City Council for approval.

Re-Open Public Hearing

Lynn Betts, 6050 Pagenkopf Rd, stated she owns a neighboring property and has no issues with this.

Motion by Gardner, second by Palmquist to close the Public Hearing.

Gardner stated they discussed the details thoroughly last time and has no issues. Thompson stated he missed the last meeting so he has questions about the number of allowable lots. Kaltsas stated creating three lots would require creating a public a right-of-way, and building a private shared access road, so there is a greater cost involved to do this and much more difficult. He stated it is not the intention of this owner to make three lots, but technically, it is possible. The variance would be required even if it were divided exactly equal. The wetlands also creates another factor they considered in the lot split.

Ayes: Gardner, Palmquist, Olson, and Thompson; Nays; None; Absent: Phillips. PUBLIC HEARING CLOSED.

Motion by Palmquist, seconded by Gardner, to recommend Council approve the rezoning to rural residential, minor subdivision lot split creating two (2) lots, and the variance for the lot to depth ratio, subject to the recommendation as written in the report. Ayes: Gardner, Palmquist, Olson, and Thompson. Nays: None. Absent: Phillips. MOTION DECLARED APPROVED.

6. WINDSONG FARM GOLF CLUB, LOCATED AT 18 GOLF WALK (PID NO'S. 32-118-24-13-0001, 32-118-24-24-0001, 32-118-24-31-0001, 32-118-24-31-0002, 32-118-24-42-0001, 32-118-24-13-0002), IS REQUESTING THER FOLLOWING ACTIONS FROM THE CITY:

- An amendment to the Conditional Use Permit (CUP) to allow occasional overflow parking on their approximately 16 acre property located north of CSAH 6 and directly across from their current parking lot.

Kaltsas explained that Windsong is a private Golf Course located on roughly 200 acres of land on the south of County Road 6. Windsong recently amended their Conditional Use Permit (CUP) to create a club guesthouse. In building the guesthouse they had excess fill. Windsong would like to add the fill to their lot on the North side of County Road 6 and utilize this lot as an overflow parking. An amendment to their current Conditional Use Permit would be needed to allow occasional use of the lot for overflow parking.

Kaltsas stated the original CUP in 2001 allowed a golf course, club house, and pro-shop. The 2012 amended CUP allowed the addition of a guesthouse. This amendment is just for occasional overflow parking, 20,000 to 30,000 square feet allowing up to 50 additional cars. The area would remain as a turf and the extra fill, from the guesthouse, would be used to build the berms that will create a screen.

Kaltsas stated the applicant is looking for overflow parking on an occasion basis for no more than eight (8) times per year. The berms would be eight (8) feet in height and planted with native grass. Access to the area would be utilized by an existing farm road access.

Kaltsas stated The criteria for amending the CUP is the same as granting a CUP, so the applicant meets these criteria with the addition of the berms.

Kaltsas explained the stormwater erosion control and that the City's Consultant reviewed, made some recommendations, and found the proposal to be acceptable. If this is recommended for approval, a letter from Pioneer-Sarah Creek Watershed District will be required confirming that no additional requirements are needed.

Palmquist questioned about the watershed district and any drainage issues. Kaltsas stated the consultant did not have issues, as it is still turf and only occasionally used, so there is some filtration. Palmquist asked if there are any issues with the County since the access is on County Road 6. Kaltsas explained it will be discussed with the County, but it is a temporary use and the road is already in existence.

Thompson asked about safety concerns or plans for crossing the road from the parking lot to the course. Kaltsas explained since it would only be used on a temporary basis and extra parking staff would be on hand for these large events, the crossing of the road is not as much of a concern. Scott Hines, Windsong Farm Golf Course applicant, stated extra staffing and use of golf carts to shuttle people around would be used. Palmquist questioned about overnight parking. Kaltsas stated a provision could be stated that parking is not to be used at night, only day-time parking.

Public Hearing Opened

Motion by Gardner, seconded by Thompson, to open the public hearing. Ayes: Gardner, Palmquist, Olson, and Thompson. Nays: None. Absent: Phillips. MOTION DECLARED APPROVED.

Public Hearing Closed

Palmquist asked the applicant about his thoughts on the conditions in the report. Hines stated with the additions of the berms a fence may not be needed. However, if required the applicant would add the fence. Kaltsas stated the fence requirement was to help define the space near the wetlands where berms would not exist. Hines stated the berms could be added anywhere. Kaltsas stated the berm recommendation was to simply contain the area of the defined parking lot.

Motion by Gardner, seconded by Palmquist, to close the public hearing. Ayes: Gardner, Palmquist, Olson, and Thompson. Nays: None. Absent: Phillips. MOTION DECLARED APPROVED.

Motion by Palmquist, seconded by Thompson, to recommend Council approve for an amendment to the CUP, for 18 Golf Walk, allowing occasional overflow parking on a 16 acre property north of County Rd 6, subject to the conditions an recommendations in staff report and with the County's approval for the road. Ayes: Gardner, Palmquist, Olson, and Thompson. Nays: None. Absent: Phillips. MOTION DECLARED APPROVED.

7. OPEN/MISC.

None

8. ADJOURN

Motion by Gardner, seconded by Palmquist, to adjourn the meeting at 8:25 p.m. Ayes: Gardner, Palmquist, Olson, and Thompson; Nays: None. Absent: Phillips. MOTION DECLARED CARRIED.

Respectfully submitted

Jolene M Nelson, Recording Secretary