

## PLANNING COMMISSION MEETING FOR THE CITY OF WAITE PARK

The Waite Park Planning Commission met on Tuesday, May 12, 2015 at 6:30 pm.

The meeting was called to order by Chair Jansky beginning with the Pledge of Allegiance.

**Members Present:** Tim Jansky, Bonnie Hermanutz, Bob Zabinski, Ken Schmitt and Jeff Blair.

**Others Present:** Sheila Mockros, Secretary, Jon Noerenberg, Planning and Community Development Director and those on the attendance sheet.

Commissioner Blair made a motion to accept the agenda as presented which was seconded by Commissioner Schmitt. Motion carried.

Commissioner Hermanutz made a motion to approve the minutes of March 24, 2015 as presented which was seconded by Commissioner Zabinski.

**Public Hearing:** Alfred Karls – Preliminary and Final Plat – 2411 Graniteview Road

The applicant is requesting preliminary and final plat review of Granite Meadows subdivision. The property is zoned A-1, Agricultural/Rural Residential. The applicant is pursuing the platting of the property in order to split the existing parcel for eventual sale. The total land area encompasses 69.11 acres. The A-1, Agricultural/Rural Residential District requires a minimum lot size of 10 acres. The proposed plat consists of a single-lot, single-block subdivision, with an outlot reserved for the remainder of the property. Proposed Lot 1, Block 1 consists of 12.24 acres and contains the existing residential property at 2411 Granite View Road. The remainder of the property is depicted as Outlot A, with an area of 56.87 acres. No development or change-in-use is anticipated for Outlot A at this time; however, the property must be included as an outlot at time of platting as it is part of the property being subdivided. Outlot A contains likely wetland areas, but wetland delineation is not required in conjunction with the request for preliminary and final plat review as no impacts to the potential wetland areas

The Public Hearing Notice was read and the hearing was opened at 6:35 p.m. There were no comments from the public.

Commissioner Zabinski moved to close the public hearing which was seconded by Commissioner Hermanutz at 6:43 p.m.

Commissioner Hermanutz moved to recommend to the City Council to recommend approval of the final plat for Granite Meadows with the following conditions:

1. Payment-in-lieu of parkland dedication, as established by the Park Board and approved by the City Council, shall be paid prior to affixing of City signatures on the final plat.
2. The property is subject to the standard City of Waite Park residential tax rate upon recording of the final plat.

Commissioner Schmitt seconded the motion. Motion carried 5/0.

## **Public Hearing – 500 Heritage Court - Adjustment to Planned Unit Development**

The property is Heritage Point Estates Apartments, located at 500 Heritage Court which is owned by McMerideth Development. The applicant is requesting an adjustment to the previously-approved Planned Unit Development for the property, collectively known as Heritage Court, to allow for construction of an additional five-stall parking garage in an area currently utilized for parking upon the northwest corner of the property. The intent of the applicant is to utilize the same garage design as is utilized elsewhere on the property to erect an additional five-stall garage on the location of existing parking lot area upon the northeast corner of the site. The structure would have a footprint of 1,500 square feet and the exterior design will mirror that of other garages upon the site, including the existing garage immediately to the north. The existing setbacks will not be impacted as the garages will not be any closer to the adjacent residential buildings than the existing parking area is.

The Public Hearing Notice was read and the hearing opened at 6:47 pm.

Brian Libbesmeier – 1703 Graniteview Road had some concerns with drainage issues from the adjoining property.

Mr. Noerenberg stated that he will review the concerns with the City Engineer regarding grading plans and drainage and get back to the Libbesmeier's. The addition of the garage will not have an additional impact as the parking area is already hard surfaced.

### **Criteria for Approval**

1. The adjustment maintains the design intent and quality of the original approval.
2. The amount of landscaping, buffering, and open space shall not be reduced.
3. The number of dwelling units in residential developments and the square footage of structures shall not increase.
4. The adjustment shall not relocate a building, street, or other use more than 20 feet in any direction and shall not reduce any required yard and/or setback.
5. The height of buildings and other structures shall not increase.
6. Views from both structures on-site and off-site shall not be substantially reduced.
7. Traffic volumes shall not increase and circulation patterns shall not change.
8. Changes in colors, plant material and parking lot configurations are minor.
9. The adjustment does not add significant new environmental impacts or significantly increase environmental impacts disclosed in the original documents.

10. The zoning administrator determines that the change will not increase any adverse impacts or undesirable effects of the project, or that the change in no way significantly alters the project.

Commissioner Schmitt, made a motion to close the public hearing which was seconded by Commissioner Blair. Motion carried and the Public Hearing was closed at 7:02 p.m.

Commissioner Zabinski, after review of the Criteria for Approval, moved to recommend to the City Council to approve the requested adjustment to final Planned Unit Development of Heritage Court. Commissioner Hermanutz seconded the motion.

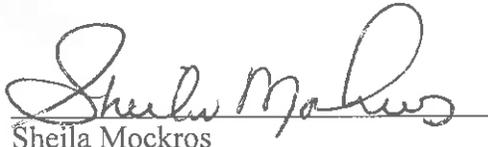
Motion carried 5/0.

Mr. Noerenberg gave a review of the Land Use Study being conducted by St Cloud State University.

Information regarding future training provided to the Commissioners by GTS was also presented.

Commissioner Blair made a motion to adjourn, which was seconded by Commissioner Schmitt. The motion carried and the meeting was adjourned at 7:18 p.m.

  
Tim Jansky, Chair

  
Sheila Mockros  
Building/Planning Assistant

May 12, 2015