

**CITY OF BAYPORT
PLANNING COMMISSION MEETING MINUTES
CITY COUNCIL CHAMBERS
JANUARY 16, 2007
6:00 P.M.**

CALL TO ORDER

Pursuant to due call and notice thereof, Commissioner Schneider called the regular Bayport Planning Commission meeting of January 16, 2007, to order at 6:00 p.m.

ROLL CALL

Commissioners Present: Commissioners Tom Mabie, Jennifer Schneider, Judith Seeberger, and Ron Wolfe

Commissioners Absent: None

City Staff Present: Administrator Mike McGuire, Assistant Administrator/Planner Sara Taylor, City Council Liaison Alternate Torry Kraftson, Engineer Barry Peters, Planning Consultant Mike Darrow, and Attorney Nick Vivian. Note: City Attorney Nick Vivian was also present.

SWEARING IN OF NEW MEMBER JUDITH SEEBERGER

Administrator McGuire administered the Oath of Office to Judith Seeberger.

ELECTION OF CHAIRPERSON

It was moved by Commissioner Schneider and seconded by Commissioner Wolfe to appoint Tom Mabie as the Chairperson of the Planning Commission for a term of two years, or until his term expires. Motion carried.

ELECTION OF VICE CHAIRPERSON

It was moved by Commissioner Schneider and seconded by Commissioner Seeberger to appoint Ron Wolfe as the Vice Chairperson of the Planning Commission for a term of two years, or until his term expires. Motion carried.

APPROVAL OF MINUTES

It was moved by Commissioner Seeberger and seconded by Commissioner Schneider to approve the December 18, 2006 meeting minutes as presented. Motion carried.

PUBLIC HEARINGS

Consider Application 2007-01 for a comprehensive plan amendment, rezoning, development stage PUD, and preliminary plat for the residential development "Hidden Shores," contingent upon annexation from Baytown Township: Planning consultant Mike Darrow reviewed the four applications submitted by Lynskey & Clark Companies for Hidden Shores, a proposed development consisting of 30 two-family homes on 26.76 acres. The property is currently in Baytown Township; however the City of Bayport and Baytown Township have approved an annexation agreement for the property, subject to approval of all development applications. The initial 60-day review period ends February 16, 2007. The property is proposed to be rezoned as R-PUD. A man-made pond is proposed as the central amenity, and certification would be required regarding its capacity to hold the water, as well as addressing maintenance issues. The conditions of approval were reviewed, and it was noted that the Washington County Department of Transportation has expressed concern with

access to the development and the proposed roundabout, which will need to be revised. Engineer Peters responded to concerns and recommendations listed in his staff report and noted that he is awaiting additional information from the developer. It was recommended that a detailed tree removal inventory be required and grading for the project be adjusted to stay within the property boundaries.

Chris Nass, 4703 Stagecoach Trail, Stillwater, Minnesota, stated he owns the property to the south of the proposed development. He expressed concern with access to the property via 47th Street, as well as safety issues with increased traffic. He stated he was opposed to the roundabout and may move his driveway access onto 47th Street, from Stagecoach Trail.

Dan Ridgway, 337 North 5th Street, Bayport, Minnesota, spoke to the density of the proposed development and stated he is in favor of requiring a similar amount of open space for Hidden Shores, as was required of the nearby Inspiration development.

Rick Schneider, 1 North Lakeside, Bayport, Minnesota, owns property to the north of the proposed development and expressed concerns with the density of the project. He inquired about the pond dimensions and questioned whether the sewer lines could be run from Inspiration. He was concerned that installation of utility lines would result in the removal of mature trees and is also concerned with water runoff on to his property. Engineer Peters stated the land would be cut back and leveled as part of the grading plan. Mr. Schneider noted the proposed grading plan encroaches on to his property.

Mark Putman, landscape architect for the project, stated the developers are confident that Washington County's access issues can be resolved. He stated the goal of the development is to provide a new style of housing for the area, specifically for people looking to reduce their property maintenance efforts. He reviewed the highlights of the planning for the development. He stated the density is 2.2 homes per acre, which is low by most standards, and the open space is 62%. He responded to staff concerns and believes the issues identified can be resolved. Moving the homes further back from the road is not feasible for noise reduction; however the vegetation growth at the entry should help attenuate traffic noise.

Dan Ridgway, 337 North 5th Street, Bayport, Minnesota, stated there was opposition to a high density of twin homes when Inspiration was initially proposed and doubts that the community's attitude has changed.

It was moved by Commissioner Schneider and seconded by Commissioner Seeberger to close the public hearing. Motion carried.

Commissioner Schneider indicated the latest residential survey revealed that residents highly valued a small town feel, the environment, and had traffic concerns. She requested an analysis of the additional city costs that would be incurred and questioned whether the development would pay for itself. She questioned whether the pond should be considered public space given the private docks proposed. If the pond is maintained by the homeowner's association (HOA), it should not be factored into the open space component. She would like the density reduced and prefers open space rather than a pond. Chairperson Mabie voiced concerns with the pond management. Commissioner Wolfe indicated he would prefer fewer units, with more space in between them. He stated he was not opposed to the twin home concept. Commissioner Seeberger voiced concern with the number of units proposed and stated she has seen pond features in other planned developments that do not

hold up. She is concerned with increased traffic in the area. Engineer Peters stated Washington County was exploring some type of traffic control in the area.

Mick Lynskey, Lynskey & Clark Companies, said the pond would be lined and a mechanism is in place for filling and maintaining the water level, all at the expense of the HOA. He said the proposed density is necessary to support the water feature amenity.

Administrator McGuire stated that the homeowner's association would maintain the proposed lake.

Upon further discussion, a 60-day extension was recommended in order to provide staff and the developer time to revise the plans to address the Planning Commission's concerns regarding the water feature, density, traffic, and open space.

It was moved by Commissioner Schneider and seconded by Commissioner Wolfe to continue the discussion of a comprehensive plan amendment and rezoning to R-PUD to allow a residential planned unit development on 26.76 acres of land known as "Hidden Shores", which is located west of Barkers Alps Park, south of 5th Avenue North and east of Stagecoach Trail North and contingent upon annexation from Baytown Township, until the February 20, 2007 Planning Commission meeting. Motion carried.

A 60-day extension was recommended in order to provide staff and the developer time to revise the plans to address the Planning Commission's concerns regarding the water feature, density, traffic, and open space.

OLD BUSINESS – None

NEW BUSINESS

Consider approval of 2007 application due dates and meeting calendar: Planning Commission meeting dates are proposed for the third Monday of the month, except for January and February when it is proposed to meet on the third Tuesday, due to the Federal holidays.

It was moved by Commissioner Schneider and seconded by Commissioner Seeberger to approve the 2007 application due dates and meeting calendar for the Planning Commission. Motion carried.

GENERAL INFORMATION

Planning Commission vacancy: Lois Bjorlie was thanked for her 2 ½ years of service on the Planning Commission, as she elected not to pursue reappointment to the Planning Commission. City staff is reviewing applications for this vacancy and will make a recommendation for City Council consideration at the February meeting.

OPEN FORUM – None

ADJOURN

It was moved by Commissioner Seeberger and seconded by Commissioner Wolfe to adjourn the meeting at 7:40 p.m. Motion carried.