

**CITY OF BAYPORT
PLANNING COMMISSION MEETING MINUTES
CITY COUNCIL CHAMBERS
November 19, 2007
6:00 P.M.**

CALL TO ORDER

Pursuant to due call and notice thereof, Chairperson Mabie called the regular Bayport Planning Commission meeting of November 19, 2007, to order at 6:00 p.m.

ROLL CALL

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

Commissioners Absent: None

City Staff Present: City Administrator Mike McGuire, City Engineer Barry Peters, City Council Liaison Sharon Ridgway, and Assistant City Administrator/Planner Sara Taylor

APPROVAL OF MINUTES

It was moved by Commissioner Schneider and seconded by Commissioner Wolfe to approve the August 20, 2007 meeting minutes as presented. Motion carried.

PUBLIC HEARINGS

Consider a draft to the city's comprehensive plan: Engineer Peters noted the city's comprehensive plan was last updated in 1999, with minor revisions in 2002. The purpose of this meeting is to review the current process, provide an overview of the comprehensive plan document and take public comment that will be reported to the City Council. The city held the required public open house on November 10, 2007, and the City Council will consider a recommendation to forward the plan to adjoining municipalities. Final approval of the new comprehensive plan must be completed by September 2008. If major recommendations are proposed by the adjoining municipalities during their review process, the plan would be brought back for further Planning Commission consideration. Engineer Peters reviewed the proposed plan in detail, noting there are no significant changes anticipated in land use.

Planning Commissioners voiced the following comments/concerns with the proposed plan:

- Questioned the accuracy of the population projections, particularly beyond 2010.
- Questioned the increase in low density residential housing, given the fact that the city is landlocked and the Inspiration development has its own land use category.
- Questioned the 1,100 employment increase at Andersen Corporation.

Administrator McGuire stated that the figures were provided by the Metropolitan Council, and the city will have the opportunity to comment on the numbers.

- Questioned whether the land use map reflected accurate commercial usage since some properties operate under conditional use permits. *Staff will verify the land use status.*
- Recommended that the open space in the Inspiration development be indicated as a natural features buffer zone, since it is in a Minnesota land trust. Currently, the space is designated as residential.

- Questioned whether future changes anticipated because of the new St. Croix River Bridge should be included in the land use map. *Staff did not feel this would have an impact; however staff will follow-up on a proposed trail.*
- Correction needed on the number of units in Inspiration – should be 328, not 358 – on the land use table on page 8.
- Recommended rewording sentence regarding available land for industrial development on page 12.
- Questioned whether it is the city’s goal to limit growth as stated on page 12.
- Questioned whether the city must use 2000 census information, which reflects an extremely low median home value, and whether Bayport housing values remain at the lower end of the market spectrum on page 12.
- Questioned what the historical nature of the city is and whether further definition should be included.
- Recommended adding a design standard for residential areas regarding environmental concerns, e.g., impervious surface, rain gardens, etc.
- Discussed options for relieving traffic congestion caused by Andersen Corporation workers and recommended adding language that the city is exploring safety alternatives for students crossing Highway 95 near Andersen Elementary School. It was suggested adding this to the “Capacity and Safety Issues” section on page 21.
- Recommended revising statements on page 23-24 regarding no development west of Bayport.
- Recommended adding a statement to encourage adjoining communities to work together to add bicycle/pedestrian trails.
- Correctly reflect Lakeside Park, not Central Park (throughout document).
- Recommended rewording “annexation possibilities” on page 27.
- Recommended adding residents north of Lakeside Park as having their own water well service on page 29.
- Recommended adding information on the water treatment plant for TCE on page 29.
- Recommended adding stormwater management practices to page 31.
- Recommended removing information on spot peak discharges to the MCES plant and required follow-up action on page 37.
- Recommended adding rain gardens to surface water management plan on page 38.
- Recommended adding trails in Inspiration to Existing Parks & Trails Map on page 40.

No comments were made by the public at the hearing.

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

It was moved by Commissioner Seeberger and seconded by Commissioner Wolfe to recommend to the City Council to approve, with comments discussed, a draft of the updates to the city’s comprehensive plan.

A copy of the proposed changes will be distributed to the Planning Commissioners the week of November 25th.

OLD BUSINESS - None

NEW BUSINESS - None

GENERAL INFORMATION

1. Administrator McGuire noted that St. Croix Prep is proposing to build a new K-12 school in Baytown Township, directly west of Inspiration. The City of Bayport would be asked to provide city sewer and water.

OPEN FORUM - None

ADJOURN

It was moved by Commissioner Levy and seconded by Commissioner Schneider to adjourn the meeting at 7:26 p.m. Motion carried.