

**CITY OF BAYPORT
PLANNING COMMISSION MEETING MINUTES
CITY COUNCIL CHAMBERS
MARCH 16, 2015
6:00 P.M.**

CALL TO ORDER

Pursuant to due call and notice thereof, Commissioner Ritzer called the regular Bayport Planning Commission meeting of March 16, 2015, to order at 6:00 p.m.

ROLL CALL

Commissioners Present: Brad Abrahamson, Beth Kelly, Jeff Richtman and Joe Ritzer

Commissioners Absent: None

City Staff Present: Assistant City Administrator/Planner Sara Taylor, City Administrator Logan Martin, City Planning Consultant Dan Licht, City Council Liaison Patrick McGann, City Engineer John Parotti, City Attorney Andy Pratt

APPROVAL OF MINUTES

It was moved by Commissioner Kelly and seconded by Commissioner Richtman to approve the October 20, 2014 meeting minutes as presented. Motion carried.

PUBLIC HEARINGS

Public hearing to consider a Planned Unit Development (PUD) General Development Plan and a Preliminary Plat for Inspiration Phase III-B: City Planning Consultant Dan Licht stated the application being considered was submitted by Mattamy Homes on behalf of the development's current owner, Inspiration Holdings, LLC. He noted Inspiration Holdings, LLC, has done extensive outreach to the current Inspiration residents over the past year, and the Planning Commission and City Council reviewed the proposed development as a concept plan at a joint meeting on January 20. The application for Phase III-B is considered an amendment to the original PUD approved by the City Council in 2004, and proposes a reduction of three lots, for a total of 113 single-family lots and 20 acres of open space in the northern portion of the development. Lot sizes would allow for a minimum of 65 and 75 foot wide lots instead of 50 and 80 foot wide lots, primarily a result of eliminating the alley lots, and allowing for a more uniform width throughout Phase III-B. City staff will work with the owner on outstanding issues from the original agreements, including conveyance of the nature center to the city upon completion of the open space restoration, which is expected this year. Planner Licht also noted the protected burial mounds will not be affected by the proposed development, and the city has first right to acquire an outlot at the southwest corner of the development for future public use. Washington County is requiring that the second access to the development at the intersection of Inspiration Parkway North and Stagecoach Trail (County State Aid Highway 21) be constructed as a three-quarter access only, prohibiting a left turn out of the development. Staff finds the amended PUD general development plan and preliminary plat to be generally consistent with the original master plan and consistent with the original performance standards adopted in 2004. As such, staff recommends approval of the application, subject to the 16 conditions listed in the March 12 staff report.

Commissioner Ritzer opened the public hearing and the following were heard:

Dustin Vincent, 526 Prairie Way South, said he was strongly opposed to the D. R. Horton application for Phase III-B submitted in 2013; however, he is in favor of the current proposal. He appreciates the outreach from Mattamy Homes and Inspiration Holdings and appointment of two existing residents to serve on the Inspiration Homeowner's Association Board and the Architectural Review Committee. He also believes approval of the application is necessary for the financial stability of the homeowner's association and the city, and that Mattamy Homes will build quality homes that will fit in well with the neighborhood. He noted that the market no longer supports the alley-loaded lots shown in the original preliminary plat. He disagrees with the original development plan that includes a parking area for the southern portion of Barker's Alps Park, noting most residents walk or bike to the area and there is ample on-street parking.

Rick Packer, Mattamy Homes, noted the support the application has from Inspiration residents and the community in general. He believes Mattamy Homes has a quality product that will work well for the development.

It was moved by Commissioner Richtman and seconded by Commissioner Kelly to close the public hearing. Motion carried.

In response to the resident comment about adding off-street parking near Barker's Alps Park, Planner Licht said this requirement was part of the original plat approval to ensure adequate parking once the city park was fully built out and to serve as additional parking for the village lots. Due to the street width and potential for families coming to the area, city staff believes it is important to maintain the parking area as part of the development for Phase III-B. The parking area currently is slated for 15 head-in stalls off Inspiration Parkway North; however, city staff is working with Mattamy Homes to reconfigure the parking to approximately 10 parallel parking stalls. Commissioner Ritzer asked about approval for the roundabout, and Planner Licht indicated review is subject only to the city engineer's review and approval, which is based on Minnesota Department of Transportation specifications.

It was moved by Commissioner Richtman and seconded by Commissioner Abrahamson to recommend to the City Council to approve a Planned Unit Development (PUD) General Development Plan and a Preliminary Plat for Inspiration Phase III-B, subject to the findings of fact and conditions of approval stated in the staff report. Motion carried.

Public hearing to consider a variance to allow an attached garage and addition to the existing single-family home on the property located at 207 6th Street North: City Planner Sara Taylor noted the property is zoned R-2 single family urban and contains an existing two-story, single-family house and detached garage, adjacent to the alley. Because the existing house and garage are considered legally non-conforming, the proposed changes require a variance. The proposed additions on the north and east sides of the home would allow for a main floor master bedroom, bathroom, laundry area, and mudroom that would connect to a new 3+ car garage. The existing garage would be removed. The proposed improvements would increase the footprint of the house; however they would not increase its non-conformity with city code because the addition and attached garage would meet the city's current setback, height, and impervious coverage requirements. Staff finds the applicant's variance request to be reasonable and recommended approval of the variance, subject to the conditions of approval stated in the staff report. Notice of the public hearing was published in the Stillwater Gazette and mailed to all property owners within 350 feet of the subject property. No public comment was received.

Commissioner Ritzer asked whether the siding for the new addition would blend in with the existing exterior, and property owner Kyle Carlson indicated the house would be totally re-sided.

Commissioner Richtman noted the applicant currently parks recreational vehicles in the yard, which would not be allowed as a condition of approval, due to the proposed impervious coverage of approximately 35% (maximum allowed). Planner Taylor confirmed that no temporary storage structures, canopies, or parking of vehicles would be allowed in the yard, and all vehicles and equipment must be parked and/or stored within the attached garage or on the driveway.

Commissioner Ritzer opened the public hearing and no comment was heard.

It was moved by Commissioner Abrahamson and seconded by Commissioner Kelly to close the public hearing. Motion carried.

Commissioner Kelly noted the proposed changes will improve the property, which is beneficial to the city and homeowner.

It was moved by Commissioner Kelly and seconded by Commissioner Abrahamson to recommend to the City Council to approve a variance to allow an attached garage and addition to the existing single-family home on the property located at 207 6th Street North, subject to the findings of fact and conditions of approval stated in the staff report.

OLD BUSINESS – None

NEW BUSINESS – None

GENERAL INFORMATION

OPEN FORUM – None

ADJOURN

It was moved by Commissioner Richtman and seconded by Commissioner Kelly to adjourn the meeting at 6:39 p.m. Motion carried.