PLANNING COMMISSION Meeting Minutes
7:30 PM March 28, 2019
City Hall Annex

1. CALL TO ORDER

2. ROLL CALL
   Blair and Brett absent with notice

3. APPROVAL OF MINUTES
   A. January 24, 2019
   Motion to approve by Tim, second by Gerald. Minutes approved 3-0

4. WORKSHOP ON PEPIN CREEK ZONING LAYOUT

   Diane introduced tonight’s workshop. Director Gudde described the specifics of the topic for this meeting. Council approved the text related to the zoning categories and their standards at their March 4th meeting.

   Given the new zoning categories, new unit counts have been completed. Earlier stated goal of density within the PCSA identified by the City Council is 1700-2000 units. As the zoning categories were adopted with no minimum densities the theoretical minimum is zero units. Also, it is unlikely that a theoretical maximum would be met. Given these factors the original zone map draft results in lowered densities of about 1300 – 1800 units. This results in fewer units to bear the costs of infrastructure improvements.

   The alternate zoning layout idea came from CDC as a result of the lowered density expectations. Perhaps add a section of RM3 near the park land and increase the RS72 elsewhere. Staff provided this alternate draft with the increase of RS-72 located just west of some of the existing residential development on Benson Road. This could act as a zoning buffer to the higher densities associated with RM-PC. This was a concern of existing residence in the area.

   Faber asked about the width of the RM-PC remaining there. Also is there a way to incentivize a standard buffer on the new creek channel so we know exactly what to expect? If it is less than the current Pepin buffer (100 ft) we could push for mitigation.
Support for plan B but perhaps the RMPC needs to be a little wider to provide feasible space. Not sure exactly what the appropriate width should be but are generally supportive of the idea of adding a section of RM3 and decreasing the RMPC south of the airport. Staff committed to review the feasibility of proposed widths.

Map as a whole. Is the Planning Commission comfortable with the RMD and RS72 layout? RMD on west has the wetland constraint. Overall, yes, and there is benefit in that a majority of the subarea is not yet in the City so future annexations provide the City the opportunity to reassess what zoning as these areas join the City.

Commission discussed the planned improvements to Benson Road. Improvements here depend on the final design of channel improvements. Some discussion occurred regarding possible airport expansion which would require rerouting current Benson Road or an alternative arterial north-south route in the Pepin subarea.

Commission discussed the draft sub-area plan. Staff noted that additional time has been allotted prior to sub-area plan adoption while the financial mitigation study is occurring. This study assesses the “fair share” of financial contribution that property owners would be expected to contribute to the Pepin Creek channel realignment project. The subarea plan may be subject to change based on the financial plan.

5. COMMISSIONERS CORNER

Upcoming schedule. April 11 Public hearing on proposed design standards. The draft will go to Design Review Board for their review and recommendation prior to coming to PC for a public hearing.

Gerald wondered about potential commissioners and how to best recruit additional members. Diane said it would be beneficial to have people from the City (Mayor, planners, etc) or current Planning Commission to make direct contact with potential applicants.

6. ADJOURNMENT

Meeting adjourned at 9:00pm