

EAST BETHEL PLANNING COMMISSION MEETING
March 23, 2021

Pursuant to Minnesota Statutes Section 13D.021 and the declared public health emergency due to COVID-19, this meeting was held remotely.

MEMBERS PRESENT: Wanda McLaurin, Sherry Allenspach, Glenn Terry, Tom Eich, Jim Smith, Daryl Lawrence, Sharon Johnson

MEMBERS ABSENT: None

ALSO PRESENT: Jack Davis, City Administrator
Stephanie Hanson, Community Development Director
Suzanne Erkel, City Council Liaison

1.0 Call to Order

Chair Wanda McLaurin called the Planning Commission regular meeting to order at 7:00 pm.

2.0 Adopt Agenda

Commissioner Allenspach moved and Commissioner Johnson seconded to adopt the agenda as presented. Roll call vote was taken. McLaurin yes, Allenspach yes, Terry yes, Eich yes, Smith yes, Lawrence yes, Johnson yes. Motion passed unanimously.

3.0 Approve February 23, 2021 meeting minutes

McLaurin requested under 5.0 Final Plat Whispering Second Addition starting at paragraph 7 where it said Terry said/noted should be changed to Smith. On page 3, paragraph 3 Terry is correct.

Commissioner McLaurin moved and Commissioner Lawrence seconded to adopt the February 23, 2021 regular meeting minutes as amended. Roll call vote was taken. McLaurin yes, Allenspach yes, Terry yes, Eich yes, Smith yes, Lawrence yes, Johnson abstain. Motion passed.

4.0 Public Hearing – Planned Unit Development and Preliminary Plat – Elevage EB First Addition – 187th Ave and Highway 65 – Elevage EB Holdings, LLC

Hanson reviewed staff's report stating the property is zoned MXU – Mixed Use District. Mixed use allows for commercial, multi-residential and single-family residential. Also, a PUD is required for all development within the MXU district.

Hanson noted the approved 2040 East Bethel Comprehensive Plan requires a mixed-use component in this particular area in the City, including higher density residential development. Therefore the proposed uses, including higher residential density is in compliance with the approved Comprehensive Plan and the East Bethel zoning code.

Hanson indicated the purpose of a PUD is to encourage more efficient allocation of density and intensity of land use where such arrangement is desirable and feasible by providing the means of greater creativity and flexibility in environmental design. It must be demonstrated to the satisfaction of the City Council that a higher quality development will result. Some PUD design standards may include higher residential density, smaller lots, enhanced architectural design/materials of home and commercial buildings, increased amount of open/green space and landscaping, and trails. Also, a PUD is a way to ensure cohesiveness of the developments in the mixed-use area.

Hanson stated the overall Elevage development is a PUD. The PUD Master Plan was reviewed by the Planning Commission on September 24, 2019 and discussed at a City Council work session on October 7, 2019.

Hanson noted each phase of the development will have specific standards unique to that particular phase; therefore, specific PUD standards will be approved for each phase through a Master Development PUD Agreement. At this time, the Commission is suggested to review and approve the overall concept of the PUD Master Plan.

Hanson stated the plat is approximately 66 acres; consisting of one (1) buildable lot (2.6 acres) and two (2) outlots. Outlots A and B will be developed in the future (up to 5 phases).

Hanson noted there is an interested business that would like to purchase and build on the 2.6-acre lot. It is proposed that site preparation will begin in 2021 and construction will commence in 2022. A site plan for the new business will be submitted and reviewed by city staff, Planning Commission and City Council.

Hanson stated the City Engineer reviewed and approved the storm water drainage for the buildable lot. The drainage for the remainder of the property will remain the same and will be addressed once the outlots are platted and developed.

Hanson indicated the development will be accessed by a new frontage street that will be constructed by the City of East Bethel. The City is projecting the street project to begin no later than June 1, 2021. Attachment 6 depicts the frontage road location and design. The developer is responsible for internal streets that are part of future phases.

Hanson stated on March 9, 2021, the Parks Commission recommended approval of a park dedication fee for the plat. The park dedication fee is determined by 5% of the fair market value of the undeveloped land; not to exceed \$2,000.00 per acre. Staff is working with the property owner to determine the amount required for park dedication fees which will need to be paid prior to the release of the final plat for filing with Anoka County.

Hanson indicated staff requests the Commission hold a public hearing, discuss, and recommend approval of the following:

1. Resolution 21-XX, Approving the Planned Unit Development Master Plan for Elevage EB Development
2. Resolution 21-XX, Approving the Preliminary Plat for Elevage EB First Addition.

McLaurin opened the public hearing at 7:10 p.m.

There were no comments made.

McLaurin closed the public hearing at 7:11 p.m.

Erkel asked if the business was Kwik Trip that had proposed building on this site.

Hanson asked Corey Burstad, the developer, if that was public information. Burstad responded it was now. He stated they had an agreement with Kwik Trip for that corner.

Erkel asked there had been a traffic flow study done when everything was completed. She believed this might be inconveniencing a lot of people. Burstad responded they had submitted a traffic study with the PUD. He indicated they did not see this as an impact.

Hanson stated MnDOT had also taken a look at the traffic study also.

Terry stated his concern was with all of the units packed together closely that they would all end up looking like the same thing, which he believed depressed the look of a city. Burstad stated tonight's development being reviewed tonight was not about the home residential which they were still reviewing and working hard on designs on that piece. He stated they had a concept right now, but they would come back to the Commission for a detailed design and ideas for the residential area. He indicated tonight they were focused on the mixed-uses and the plat for the first business. He stated in the next 30 to 60 days they were hoping to be back to the Commission with further information.

Commissioner Eich moved and Commissioner McLaurin seconded to recommend approval of Resolution 21-XX Approving the Planned Unit Development Master Plan for Elevage EB Development. Roll call vote was taken. McLaurin yes, Allenspach yes, Terry yes, Eich yes, Smith yes, Lawrence yes, Johnson yes. Motion passed unanimously.

Commissioner Eich moved and Commissioner Johnson seconded to recommend approval of Resolution 21-XX Approving the Preliminary Plat for Elevage EB First Addition. Roll call vote was taken. McLaurin yes, Allenspach yes, Terry yes, Eich yes, Smith yes, Lawrence yes, Johnson yes. Motion passed unanimously.

This item goes before City Council on April 12, 2021.

5.0 Final Plat – Planned Unit Development and Elevage EB First Addition – 187th Ave and Highway 65 – Elevage EB Holdings, LLC

Hanson requested the Commission recommend approval of the PUD and final Plat known as Elevage EB First Addition with the conditions set forth in the resolution.

Commissioner Allenspach moved and Commissioner Eich seconded to recommend approval of Resolution 21-XX, Approve the Final Plat for Elevage EB First Addition subject to the conditions set forth in the Resolution. Roll call vote was taken. McLaurin yes, Allenspach yes, Terry yes, Eich yes, Smith yes, Lawrence yes, Johnson yes. Motion passed unanimously.

6.0 Public Hearing – Variance – Side Yard Reduction – 4640 East Front Blvd – Andrew Nelson

Hanson reviewed staff's report stating the property is located in the R1 – Single Family Residential zoning district. The property owner would like to access the home with an ADA accessible ramp. Side yard setbacks in the R1 district is 10-feet. The existing home is set 7-feet from the southwestern property line; therefore a variance is required to construct the ramp 1 - foot from the property line.

Hanson noted the southwestern property line abuts the City right-of-way of Sylvan Street. In 2015, City Council approved a variance to allow the placement of the property owner's septic system and well within the Sylvan Street right-of-way (ROW). At that time, City Council determined Sylvan Street will remain as an unimproved city ROW. Also, a variance was granted for the placement of the existing garage.

Hanson reviewed the three-factor test for practical difficulties.

Hanson indicated in this case this request is to allow the placement of an ADA accessible ramp within a foot of the property line shared by the City and 4640 East Front Blvd. The ramp will serve physically limited family members of the property owner to access the proposed deck built on the lake side of the existing building.

Hanson noted the existing building on the property was constructed in the early 1950's and is located about 7 feet from the property boundary.

Hanson stated the existing sidewalk next to the building will serve as only safe way for physically challenged family members to enter the proposed ramp and deck. The deck will serve as the alternative building exit although the building door to the deck is too narrow to easily provide the physically challenged access. Therefore the ramp is needed for both an alternative building exit and direct access to the deck for those physically challenged family members.

Hanson indicated the deck and ramp will be consistent with the nature of the setting in design and color. Both adjoining properties have decks and/or patios on the lake side of their buildings. The ramp and deck is not close to other properties or forward in placement to the other properties patios or decks. The character of the area will not be changed by the ramp or the deck. A couple of months ago the adjoining property owners were given plans for the ramp and deck.

Hanson requested the Planning Commission hold a public hearing and recommend approval to the City Council for a Variance to place an accessible ramp one (1) foot from the southwestern property line.

McLaurin opened the public hearing at 7:28 p.m.

There were no comments made.

McLaurin closed the public hearing at 7:29 p.m.

McLaurin stated in lieu of the other variances that were made onto the Sylvan Street property she didn't see any reason why this should not also be approved. She asked if Mr. Nelson decide to sell the property was this something they wanted to remain there or should it be removed. Hanson responded variances typically went with the land so it would remain with the land.

Andrew Nelson stated his grandfather was a homesteader in the City and this was a legacy property he would anticipate leaving in the family.

Commissioner Terry moved and Commissioner McLaurin seconded to recommend approval to City Council for a Variance to place an accessible ramp one (1) foot from the southwestern property line. Roll call vote was taken. McLaurin yes, Allenspach yes, Terry yes, Eich yes, Smith yes, Lawrence yes, Johnson yes. Motion passed unanimously.

This item goes before City Council on April 12, 2021.

7.0 Updates

Council Liaison Erkel updated the Commission on recent Council actions.

6.0 Adjournment

Commissioner Allenspach moved and Commissioner Johnson seconded to adjourn at 7:37 pm. Roll call vote was taken. McLaurin yes, Allenspach yes, Terry yes, Eich yes, Smith yes, Lawrence yes, Johnson yes. Motion passed unanimously.

Submitted by:

Kathy Altman

TimeSaver Off Site Secretarial, Inc.