I. ROLL CALL AND INTRODUCTIONS

Chair Vonhof opened the meeting at 6:30 pm with the following members present, Donna Hentges, Lee Watson, Barbara Johnson, Gary Hartmann, Ed Hrabe, and Ray Huber.

County Staff Present: Brad Davis, Planning Manager; Marty Schmitz, Zoning Administrator; Nathan Hall, Associate Planner, Deb Brazil, Administration; Tom Wolf, County Board Commissioner; and Barb Simonson, Deputy Clerk to the Board.

II. APPROVAL OF JULY 8, 2019 MINUTES

Motion by Commissioner Johnson; second by Commissioner Hrabe to approve the minutes of July 8, 2019 Planning Advisory meeting. The motion carried unanimously.

III. PUBLIC HEARING 6:30 PM: MAGGIE LANE FARM (PL#2018-106)

A. Request for Approval of Maggie Lane Farm Preliminary and Final Plat Consisting of 3 lots on 51.33 Acres.

<table>
<thead>
<tr>
<th>Location:</th>
<th>Section 27</th>
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<tbody>
<tr>
<td>Township:</td>
<td>Credit River</td>
</tr>
<tr>
<td>Current Zoning:</td>
<td>RR-2</td>
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Nathan Hall presented the staff report for this application. The specific details within the staff report and a video are available on the Scott County Website link: [August 12, 2019 Planning Advisory Commission Agenda Packet](#).

(To view the staff report on the county website link, click on the download arrow and click on Agenda, then Save and then Open. Next open the bookmark at the top of the page and click on the Maggie Lane Farm project name.)

Commissioner Comments and Questions:

Commissioner Hartmann asked about the shared driveway access for lots 1 & 2 and whether this was common to have shared access on the particular highway. *Planner Hall explained that the driveway plan has been reviewed by the county highway department and meets the minimum access requirements for the roadway.*

Planning Manager Davis further commented about the driveway access issue and the need for one shared driveway. Two separate driveways would be too close together thus not meet the minimum spacing between highway access points. Shared driveways may be recommended or required depending on the roadway, the township and other particular aspects that may affect driveway access and spacing.

Commissioner Johnson noted the shared driveway does not appear to be defined on the plat drawings.

Commissioner Hentges commented on the number of recommendations submitted on the project from the different departments, asking the other Commissioners if this number of recommendations is unusual. She made the suggestion to consider having the plans redone so that is meets all the recommendations of the other
departments and then brought back for approval.

Commissioner Vonoff offered an explanation of the process involving other departments, such as the highway department, who review the project plans and make recommendations along the way.

Planner Greg Wagner explained, commonly, there is staff review from others such as Natural Resources, Environmental Services and Highway Department who review the plans and may make recommendations that include requirements which must be met prior to county board approval. The Planners determine the significance of the comments and changes to evaluate if it will dramatically change the proposed plat or prevent the project from moving forward. Planning meets with the other departments on the regular basis to review specifics of projects and recommended changes. The project is not brought before the Planning Commission until the planners have determined the project is in a format ready for approval, outside of minor changes which can be made prior to board approval. In this case with Maggie Lane Farm, the applicant re-submitted their plans. In regards to the shared driveway questions, the goal and preference is to not add more accesses to any highway but if it cannot be avoided then a shared driveway is recommended.

Commissioner Johnson inquired about the comments made in the memo from Environmental Services staffer Jesse Krzenski in which he stated the application was incomplete. She also noted the driveways are not indicated on the plans. She asked if the changes will be made so that the plats may be approved or should the item be tabled? Planner Wagner explained and pointed out the driveways on the plans as they were along the property lines and difficult to see. He confirmed, with the help of Planner Hall, the environmental issues that remain have solutions and will be addressed.

The public hearing was opened for public comment; however no one approached the podium to comment.

Motion by Commissioner Watson to close the public hearing; second by Commissioner Huber to close the public hearing. The motion carried unanimously.

Motion by Commissioner Huber; second by Commissioner Hentges based on the criteria for approval listed in the staff report, to recommend approval of the preliminary and final plat of Maggie Lane Farm, consisting of 3 lots on 51.33 acres, noting this recommendation is subject to th approval of the conditions listed in the staff report that must be satisfactorily addressed prior to County Board consideration of the project and noting Credit River Town Board has recommended approval. Chair Vonhof asked for any further discussion on the application.

Commissioner Vonhof commented Highway 68 at that location is curved and 55 mph and supports one driveway as it is a challenging road.

Commissioner Hrabe inquired if the Commissioner Johnson concerns about the incomplete application comments from Environmental Services were satisfactorily addressed.

Commissioner Vonhof stated the concerns and recommendations will be addressed prior to board consideration.

A voted was called. The motion carried unanimously.

Criteria for Approval (Chapters 2 & 42):

1. *Adequate Drainage* – the proposed plat meets all storm water drainage requirements as identified in Chapter 6 of the zoning ordinance.

2. *Adequate Potable Water Supply* – the proposed plat, utilizing individual wells, meets the requirements of the zoning and subdivision ordinances.
3. **Adequate Roads or Highways to Serve the Subdivision** – the proposed lots have frontage and driveway access to Credit River Boulevard, a paved County Road.

4. **Adequate Waste Disposal Systems** – the proposed lots meet all requirements of the individual sewage treatment system ordinance.

5. **Consistency with the Comprehensive Plan** – the proposed plat conforms to the goals and policies contained in the 2030 Comprehensive Plan for the development in the Rural Residential Growth Staged Area.

6. **Public Service Capacity** – the proposed development does not adversely impact the public service capacity of local service providers as it is adding one additional lot.

7. **Consistency with the Minnesota Environmental Quality Board’s Policies** – the proposal does not require any environmental review and is therefore consistent with the policies of the Minnesota Environmental Quality Board.

8. **Consistency with Capital Improvement Plans** – the proposed plat is not requiring any county funded road improvements; therefore it is consistent with the County’s capital improvement plan.

IV. **PUBLIC HEARING 6:35 PM CONTINUED FROM JULY 2019: CRESCENT CURVE (PL#2019-0024)**

   A. Request for Approval of Preliminary Plat of Crescent Curve Consisting of 23 lots on 85.89 Acres.

   **Location:** Section 27 & 34  
   **Township:** Credit River  
   **Current Zoning:** RR-2

Principal Planner Greg Wagner presented the staff report for this application. The specific details within the staff report and a video are available on the Scott County Website link: [August 12, 2019 Planning Advisory Commission Agenda Packet](#). (To view the staff report on the county website link, click on the download arrow and click on Agenda, then Save and then Open. Next open the bookmark at the top of the page and click on the Gednalske project name.)

Commissioner Comments and Questions:

Commissioner Watson inquired of staff review and thoughts on the road length and terminating in cul de sacs with regards to emergency vehicle access. **Planner Wagner replied stating this concern is addressed in ordinance by limiting the length of the roads/cul de sacs and the number of lots to be served.**

Commissioner Huber commented on street B on the plat with a cul de sac at the end and asked if it could eventually be connected to the south to France Court. **Planner Wagner explained the challenge of incorporating developments and roads designed prior to when connectivity was considered. Neighboring developments were designed in the 1970’s or 80’s, without consideration of future road connections. Whenever possible and when it makes sense, they do recommend future road connections in current planning processes. The lots south of the proposed development are 2.5 acres lots and are not subdivideable in order to make a future road.**

Commissioner Johnson inquired about the topography of the area and the protection from flooding for the lots near the collections ponds, in particular, lots 7 & 8. **Planner Wagner provided a description of the topography. Also explained the requirements to meet 100 year flood elevations. When lots 7 & 8 get developed, their plans will need to meet certain requirements as well as meet Ordinance elevations, the lowest floor by design will need to be 1 foot above the 100 year flood level.**
Commissioner Vonhof commented on the topography and the steep slopes on the property. The rate of flow on the the 80 acres will be high from south to north. The engineering will need to be done well to ensure the management of the flow of stormwater.

Commissioner Huber suggested having the acting Engineer on the project talk about the plan for water flow. Jason Mccarthy, Engineer for Crescent Curve LLC, explained the plan for the flow of stormwater including the use and expansion of the collection ponds. In a bigger event, the water will flow down south of the road in the county ditch system and cross an emergency overflow.

The public hearing was opened for public comment.

Resident Francis McDonough (9621 Frontier Ln) approached the podium and is concerned about:

- Traffic flow into the project area, primarily the single egress into the property
- Are there plans for a temporary construction entrance
- What is the estimated timeframe for the project? Wondering if there will be construction equipment traveling in around his home for an indeterminant period of time.
- Currently paying an assessment on the residential road, will the construction traffic significantly degrade the road
- His residence will be directly impacted by the project

Planner Wagner explained the plan for access into the property. The access space requirements do not allow for a permanent second egress onto the property. The existing driveway is via easement and does not allow use for construction access. Construction traffic for the individual homes will come through on Frontier Lane. The 3 way development agreement does address the handling of potential construction damage to the existing roads.

Jason Mccarthy, Engineer for Crescent Curve, further commented on the egress situation and also explained they have agreed to do a mill and overlay on the roadway once the project is done as part of the 3-way development agreement. The timeline for the development is expected 2-3 years to complete.

No other individuals approached the podium for comment.

**Motion by Commissioner Watson to close the public hearing; second by Commissioner Huber to close the public hearing. The motion carried unanimously.**

**Motion by Commissioner Watson; second by Commissioner Hrabe based on the criteria for approval listed in the staff report, to recommend approval of the preliminary plat of Crescent Curve consisting of 23 lots on 85.89 acres noting that this recommendation is subject to the conditions listed that must be satisfactorily addressed prior to County Board consideration of the preliminary plat. A voted was called. The motion carried unanimously.**

**Criteria for Approval (Chapters 42):**

1. **Adequate Drainage** – the proposed plat will meet all storm water drainage requirements as identified in Chapter 6 of the zoning ordinance prior to County Board consideration.

2. **Adequate Potable Water Supply** – the proposed plat, utilizing individual wells, meets the requirements of the zoning and subdivision ordinances.

3. **Adequate Roads or Highways to Serve the Subdivision** – The proposed lots will have frontage and access off of the new Township roads, specifically an extension of Frontier Lane, and future township roads as shown on the project plans.
4. Adequate Waste Disposal Systems – the proposed lots will meet all requirements of the individual sewage treatment system ordinance prior to County Board consideration.

5. Consistency with the Comprehensive Plan – the proposed plat conforms to the goals and policies contained in the 2040 Comprehensive Plan for the development in the Rural Residential Growth Area.

6. Public Service Capacity – the proposed development does not adversely impact the public service capacity of local service providers as the lots will utilize the existing Township road for access.

7. Consistency with the Minnesota Environmental Quality Board's Policies- with the large wetland areas being preserved or undeveloped the project falls below the 80 acres of changed land use threshold for requiring an Environmental Assessment Worksheet. In addition this property was included in the Alternative Urban Areawide Review (AUAR) that studied land use, transportation, and environmental issues for the southern portion of Credit River Township.

8. Consistency with Capital Improvement Plans – the proposed plat is not requiring any county funded road improvements; therefore it is consistent with the County's capital improvement plan.

V. PLANNING MANAGER UPDATE-Presented by Brad Davis

VI. GENERAL & ADJOURN

Motion by Commissioner Johnson; second by Commissioner Huber to adjourn the meeting at 7:17 PM. The motion carried unanimously.

VII. WORKSHOP FOR ORDINANCE TRAINING WAS HELD WITH THE COMMISSIONERS AFTER ADJOURNMENT.

Date

Tom Vonhoff
Chair, Planning Advisory Commission

Barbara Simonson
Deputy Clerk to the Board