

City of Falcon Heights
Planning Commission Minutes
16 February 1999

Present:

Commissioner Groff
Commissioner Maher
Commissioner Middleton
Commissioner Salzberg
Commissioner Struck
Commissioner Treadwell

Absent:

Commissioner Brace

Also present:

Mayor Gehrz, liaison
Administrator Hoyt
Engineer Kriz,
Planner Uban

The meeting was called to order at 7:06 PM by Chair Treadwell.

Introduction of new commissioner Ms. Melissa Maher. Ms. Maher, who was appointed to the commission in January, introduced herself to the commission.

Appointment of chair for 1999. Commissioner Salzberg moved to appoint Commissioner Treadwell as the chair of the planning commission for 1999. Commissioner Groff seconded the motion. Commissioner Treadwell moved to appoint Commissioner Salzberg as chair. Commissioner Maher seconded the motion. A vote was taken with Commissioner Struck, Groff, Middleton and Salzberg voting for Commissioner Treadwell to retain the chair position. Commissioner Treadwell and Commissioner Maher voting to appoint Commissioner Salzberg as the chair. Commissioner Treadwell remains the chair

Consideration of the proposed extension of Lindig Street. Administrator Hoyt explained that the commission was being asked to consider how to handle future development of the area north of Lindig Street. This topic came before the commission to incorporate into the comprehensive plan and because the property owner to the north of Lindig Street, Mr. Behrens, was interested in developing his lot. Administrator Hoyt reviewed the history of the area for the commission. The key points included that the area was originally owned by Julie Lindig and the property was sold in 1969 to several property owners, many of whom owned property on Tatum Street. The lots did not go through the city subdivision process, but were recorded at the county. The property owners did not request city sewer and water when the lots were purchased. In 1974 the city studied the area for future development opportunities. In 1975 the city adopted a resolution defining a No Build Zone on some portions of this area due to the elevation of the plan and drainage problems. Between 1975 and 1985 the city granted some exemptions for property owners to build on the No Build Zone. In 1985 the city reviewed a preliminary plan which included provision of public utilities, a drainage/ponding plan and making Lindig a through street so the property could be developed as a whole. This plan was never formally pursued by the city. In 1986 the Behrens requested to build in the no build zone. The city directed the city engineer to study this area and determine what made sense. At the time, the city

engineer reported that the area should not be developed further on a lot by lot basis due to the shallow sewer, drainage and access problems. Administrator Hoyt reported that the city engineer had reviewed this report and reviewed the data and he concurred with the 1988 findings that the property north of Lindig Street should be developed as a whole rather than on a lot by lot basis.

Engineer Kriz reported that after studying the property it was clear that extending the street would create the necessity of a four foot deep rather than the standard eight to ten foot deep sanitary sewer connection. It would require insulation. This would create future maintenance problems and possible back-ups. He also explained that the property north of Lindig Street was lower than Lindig Street, but the road would need to continue to be raised in grade making the roadway significantly higher than the property on the east side of Lindig Street. He recommended the area be considered developing as a whole.

Planner Uban reported that given the engineer's findings, the area should be developed as a whole. He explained that due to the number of different property owners and the necessary investment by future developers in public utilities and access that it would be reasonable for the city to facilitate this discussion and development with property owners at the appropriate time.

Mr. Behrens explained that his house would be one story and, therefore, not require a grinder or ejector sewer system, because he would not run it into the basement.

After extensive discussion, Commissioner Middleton moved that the city no longer approve extending Lindig Street to the north for lot-by-lot development due to the problems related to access, sanitary sewer and storm drainage. Commissioner Salzberg seconded the motion. The motion passed unanimously.

Commissioner Salzberg moved to review a range of potential development options for the area north of Lindig Street including the possibility of rezoning the property to retain its present open space use to establishing minimum criteria for developing it as a residential use for which it is zoned. Commissioner Treadwell seconded the motion. The motion passed unanimously.

Commissioner Salzberg moved to adjourn the meeting. Commissioner Treadwell adjourned the meeting at 8:50 PM.

Respectfully submitted,



Susan Hoyt
City Administrator
Secretary