

sure about the legal part of it. Wensman stated that he will find out if it was part of the City conditions or if it is a private agreement. Williams is asking about the timeline for making a decision. Wensman stated that they are up against the 60 day timeline. The City however has the ability to ask for another 60 days. Williams would like more information about the drainage issue. Dunn said it is always hard to retrofit. She believes a large portion of this site is in the FEMA flood plain. She thinks it is imperative that the city be sensitive to water issues and get to the root of the problem and fix it up front rather than trying to retrofit it. Dunn would like to postpone this item. Williams would like to postpone until the stormwater drainage system has been constructed properly.

M/S/P: Williams/Dunn, move to postpone consideration of the Wildflower 2nd addition Final Plat and PUD plans until the Planning Commission receives a report from the City Engineer that the stormwater drainage system on the Village Preserve Property and the Wildflower at Lake Elmo Property has been constructed properly as these 2 properties were set up as part of the same stormwater drainage system, **Vote: 6-0, motion carried unanimously.**

Dunn is wondering if this issue can be expedited and the Planning Commission could possibly hold an additional meeting to resolve this issue.

Wensman stated that by the next regularly scheduled meeting there should be some sort of resolution. Kreimer asked if a condition could be put on that no construction would commence until these issues are resolved. Williams said he would like more control than that. Once they recommend approval, they are out of the loop.

Public Hearing – Conditional Use Permit Amendment – Rockpoint Church Parking Lot

Wensman started his presentation regarding the Conditional Use Permit for Rockpoint Church parking lot expansion. They are proposing 124 spaces with a future additional 116 spaces. This property is a PF zone on 19.67 acres. There was a CUP for an expansion in 2011 that expired. This expansion is much larger. This meets the provisions for places of worship. One condition staff is suggesting is that there be no parking in the second phase until it is paved. Wensman stated that they would need a certificate of zoning compliance when the second phase is built, so they can make sure it is built to standards. They will need to meet the lighting, landscaping and tree preservation requirements. They meet the impervious surface requirements and a VBWD permit will be required. There are also some engineering and fire safety requirements. Staff feels they meet the 12 findings for approval and is recommending 15 conditions of approval.

Dodson asked about the drainfield and pumphouse and where they were located. They are out in an outlot. Williams is asking about the landscape plans and why the City

contract landscape architect is not required to review them. Williams would like the condition to say approved by the City.

Bill Bartolic, Rockpoint Church, they have a parking problem because their membership is growing. They want to phase the parking lot as they can't afford to do the whole thing at once. They are parking in the street, which won't be desirable once there are homes in Hidden Meadows 2nd. Kerimer asked if it was intentional that there is no curbing shown on the top. Bartolic said that was an oversight. They don't intend to use any of the phase 2 parking lot. They will make some sort of a barrier there. Bartolic is wondering if they can take responsibility for watering the trees without the irrigation system. The trees along Kelvin are not irrigated and they are flourishing. Wensman clarified that irrigation is not required, but if they choose to put it in, an agreement would be required.

Public Hearing opened at 9:39 pm

There were no other written or electronic comments received

Public Hearing closed at 9:39 pm

M/S/P: Williams/Dodson, move that all landscape plans be approved by the City prior to any building permits being issued, ***Vote:6 -0, motion carried unanimously.***

M/S/P: Williams/Lundquist, move to recommend approval of the request for a conditional use permit amendment to allow a parking lot expansion for the property located at 5825 Kelvin Avenue N, based on the findings of fact and the conditions as amended in the staff report, ***Vote:6 -0, motion carried unanimously.***

City Council Updates – October 4, 2016 Meeting

- i) OP Ordinance – Passed
- ii) Horning Lot Size Variance – Passed
- iii) Fence Ordinance Amendment – Solid Wall Fences – Passed
- iv) Common Ground IUP – Passed
- v) Wasatch Storage Partners CUP - Passed

Staff Updates

1. Upcoming Meetings
 - a. October 24, 2016
 - b. November 14, 2016

Commission Concerns

Meeting adjourned at : pm