

**October 22, 2008**

**Special Joint Meeting—Scandia Planning Commission and City Council**

The Scandia Planning Commission and the Scandia City Council met in a joint special meeting on the above date. The following were in attendance: Planning Commissioners Tom Krinke, Christine Maefsky, Susan Rodsjo and Peter Schwarz; Mayor Dennis Seefeldt and Council Members Michael Harnetty, Donnette Yehle, Peter Crum and Dolores Peterson. Planning Commission Chair Chris Ness was absent. Staff present: Administrator Anne Hurlburt and City Attorney David Hebert. Also present: Jean Coleman, C.R. Planning.

Mayor Seefeldt called the meeting to order at 6:04 p.m.

Mayor Seefeldt introduced the purpose of the meeting, which was to discuss the comments received at the public hearing on the draft Comprehensive Plan and the written comments submitted subsequent to the hearing. The primary issues are: 1) density in the Ag Core areas; 2) Rural Commercial nodes; 3) aggregate resources; and 4) the “VN” (Village Neighborhood) and “VMU” (Village Mixed Use) expansion.

The Ag Core designation and how the 2 units per 40 acre density came to be proposed were discussed. The consensus of the group was that the Ag Core designation should remain in the plan, but that the density should be changed to 4 units per 40 acres and that the maximum density bonus that could be earned as an incentive for open space conservation subdivisions should be 100%. This would continue the policy of the current plan’s GR-AG land use designation.

The Rural Commercial nodes were discussed. Mayor Seefeldt pointed out that the narrative describing the Copas node needs to be revised to include the Abrahamson’s site.

The consensus of the Commission and Council was that the former “Trails End” site at Highways 95 & 97 should be mapped as a commercial node given its historic land use.

How the draft plan treats the city’s aggregate resources was discussed. It was agreed that Map 6 should be revised to accurately show the extent of these resources in the city. Whether or not the plan should designate mining areas as a separate land use category was discussed. It was agreed that this should continue, and that no new mining areas should be added to the future land use map. A new mining operation would require the applicant to request an amendment to the plan.

The boundaries of the VN and VMU areas were discussed. The consensus was that two areas should be removed from the VN (south of Highway 97 and east of Ozark, and northeast of Parrish Road.) It was agreed that the area north of Goose Lake, which is designated “VC” on the current land use plan, should be added to the proposed “VN” area.

Commissioner Maefsky raised a question whether or not the proposed Lakeshore Conservation Overlay should require open space conservation design for all developments. The consensus was that the language should “encourage”, but not require, conservation design.

Commissioner Maefsky asked the group to discuss the intent of proposed policy 9.2.3 regarding “preservation of a public access to waters when land is developed.” It was agreed that this policy should be stricken.

The “Scenic Roads and Viewsheds” list and map (pages 114-117) were discussed. It was agreed to remove the list and map from the plan, as much more work is needed to identify them and how they will be addressed.

Ms. Coleman pointed out that revisions must still be made to the local water plan portion of the plan to respond to watershed district comments, before the Comprehensive Plan is submitted to the Metropolitan Council for review.

Mayor Seefeldt said that density policies would need to address “short” or “long” 40’s created by the public survey system. Currently there is language in the plan and in the code. The updated code will need to continue to address these situations.

Councilmember Crum asked for additional discussion of lot sizes and densities in the “VN” areas. There is concern that resubdividing larger lots into 1-acre building sites could produce unattractive and incompatible development. It was agreed that the plan would be revised to require 2½ acre lots, except that housing at 1-acre densities could be approved with bonuses.

The Planning Commission set a special meeting for 6:00 p.m. on Tuesday, November 18, prior to the regular City Council meeting. The consultant will make the changes to the draft plan for the Commission’s review, so that they may consider making a recommendation to the City Council. The Council could receive their recommendation at their 7:00 p.m. meeting that evening.

The meeting adjourned at 8:44 p.m.

Respectfully submitted,

Anne Hurlburt  
Administrator/ Clerk