

June 1, 2010

A regular meeting of the Scandia City Council was held on the above date. Mayor Dennis Seefeldt called the meeting to order at 7:02 p.m. Following the Pledge of Allegiance, roll call was taken. The following council members were present: Connie Amos, Pete Crum, John Lindell, Dolores Peterson, Mayor Dennis Seefeldt. Staff present: Administrator Anne Hurlburt, City Attorney Dave Hebert, Building/Code Official Steve Thorp, Deputy Clerk Brenda Eklund.

APPROVAL OF THE AGENDA

Peterson, second by Amos, moved to approve the agenda as presented. The motion passed 5-0.

ACCEPT DONATION FROM SCANDIA MARINE LIONS CLUB (RESOLUTION NO. 06-01-10-01)

The Scandia Marine Lions Club recently made a \$230.00 cash donation to the city for the purchase of replacement parts for the Automatic External Defibrillator (AED) at the Community Center. **Crum, second by Peterson, moved to adopt Resolution No. 06-01-10-01, Accepting Donation from the Scandia Marine Lions Club. The motion passed 5-0.**

RECEIVE REPORT ON HILLTOP WATER COMPANY BARN

In October 2009, Susan Rodsjo approached the Council with a proposal to form a committee to pursue the renovation of the Hilltop Water Company Barn. Ms. Rodsjo was directed to gather additional information regarding the structural integrity of the building and potential uses.

Ms. Rodsjo presented a report which summarized the findings of an evaluation performed by an engineer hired by the water company. The engineer found the building to be sound, but is in need of immediate repairs to the roof to prevent further deterioration, in addition to many more repairs to be a usable structure.

Ms. Rodsjo proposed a volunteer fundraising effort to pay for restoration and remodeling the building for an arts center that could be used for small plays, concerts and recitals, and also function as a space for small classes or an art gallery. Grant funds are available for arts and humanities projects for the benefit of community activities. Ms. Rodsjo suggested that the building could then be transferred to the city to operate and manage once it has been restored.

Greg Benson, board member of the Hilltop Water Company, indicated that their long-term plan is to remove the building and install a small pump house for the well, unless the city takes over the building for a municipal use. The water company has pursued various uses for the building, but sees the only financially viable alternative as having the city take over the building.

Council member Peterson stated that it is hard for governments to designate funds for non-essential services at this time. Taxpayers' money must be carefully spent. Peterson suggested the Washington County Historical Society be contacted for preservation ideas, and that the option of disassembling the building and moving it to another site be pursued.

Council member Amos stated that this appears to be too much cost for the city to take on.

Mayor Seefeldt suggested that even though the city cannot prioritize this project, an architectural study should be further pursued, along with sources of funding. The preservation of historical character is a major goal of the Comprehensive Plan.

Council member Crum agreed, and encouraged that fundraising efforts be looked into.

Council member Lindell asked for Ms. Rodsjo to report back on more funding detail, and to look into the possibility of moving the building.

Council members appreciated Ms. Rodsjo's efforts to preserve this historical structure, but indicated that the city does not have the resources to participate in the project at this time.

The Planning Commission meeting was called to order at 7:53 p.m. The following were present: Commission Chair Chris Ness, Commissioners Tom Krinke, Christine Maefsky Susan Rodsjo and Peter Schwarz. Staff present: City Planner Sherri Buss, TKDA.

WORK SESSION ON DEVELOPMENT CODE UPDATE

The Planning Commission and City Council continued discussion on zoning district regulations within the Development Code update.

Review of Chapter 2, Section 4.0 Standards for Uses, was completed. The following changes will be made to the next draft of this section:

- 4.23 Schools; removed landscaping and screening requirements, as this is already included elsewhere in the code.
- 4.24 Self Service Storage Facility (Mini-Storage); look for alternative word for “dead storage”; research fire code definitions for flammables storage; add on-site “living unit” in (4).
- 4.31 Wind Energy Conversion Systems (WECS); clarify text or include a drawing to accurately reflect distance requirements.
- 4.32 Wireless Communication Antennas and Towers; in (9) Performance Standards (G), replace preferred with “required”. Remove information pertaining to guyed towers.
- 4.33 Yard Waste Facilities; “processing” will be added to the definition to clearly define the operation; allowed in Ag Core only with a CUP. Minor edits will be made and presented at the next meeting.

City Planner Buss began review of the Open Space Conservation Subdivision (OSCS) section. It was recognized that this section needs extensive changes to bring it up to date with the recommendations of the Comprehensive Plan and make it consistent with the rest of the code.

One of the goals of the Comp Plan is to use OSCS as a tool to protect natural resources and agricultural areas. Development in the Ag Core must incorporate permanent protection of agriculture as a focal theme of the subdivision. OSCS development in the General Rural Area allows for a broader purpose in the open space. Both allow up to a 75% bonus density as an incentive for undertaking protection of natural resources and scenic qualities.

The following sections were identified for discussion and policy direction:

- **6.1 Purpose and Scope.** A revised introductory paragraph was reviewed. “Preserve large blocks of land for agricultural use and open space” will be made the #1 requirement, with seven goals outlined.
- **6.2 Definitions.** This will be removed as all necessary definitions will be listed in the General Definitions section of the Code and the Subdivision Chapter.
- **6.3 Applicability.** Revised to allow OSCS in the AG C and GR zoning districts. Remove (2) – it is understood that ordinances are not retroactive.
- **6.4 Application.** A discussion of requiring a CUP or following standard subdivision standards determined that OSCS will require the filing of a CUP. Having a CUP document recorded at the end of the process is an important factor. Submittal requirements will be shortened and coordinated with requirements for a subdivision submittal.
- **6.5 Uses.** Multifamily residential use will be removed as this is not allowed in AG C and GR districts. The long list of uses will be removed and reference made to the table of uses that will be included in the new development code. Motorized trails will be removed as an allowed use in designated open space.
- **6.6 Ownership and Management of Open Space.** Discussion of conservation easements of open space being held by a nonprofit organization versus being held by the city occurred. It was recommended to add an item that indicates that the conservation easements for common open space should be held by the Minnesota Land Trust, or another nonprofit organization acceptable to the City, and that the Applicant pay for the services to monitor and manage the easements.
- **6.9 Density Standards.** The minimum acreage to be eligible for OSCS will be 40 acres in both the AG C and GR districts. Density standards will be presented in a table for clarity. Standards for bonus densities were reviewed and changes made to the following:
 - (A) Providing affordable housing was removed.
 - (B) Add preservation of historical sites.
 - (C) Orientation of lots around a focal point will be brought back for discussion.
 - (D -- F) Remove, as parkway streets and community water and sewer should not qualify for a bonus; they should be considered a consequence of the design.
 - (G) Retain preservation of woodlands and forests.
 - (H) Retain preservation of ag land; pertains to GR district.
 - (I) Bring back examples of ecologically sensitive features.
 - (J) Combine native plants and animal habitats with (I).
 - (K) Inventory the scenic views.
 - (L) Retain contiguous open space.
 - (M) Remove preservation of natural drainage systems as BMPs are a requirement of the watersheds, which have strict rules in place.
 - (N) Retain restoration of native habitat.
 - (O) Combine the standard of open space stewardship practices with (N).

The eligible percentages for meeting each standard will be discussed at the next meeting.

SET DATES FOR NEXT MEETING WORKSHOPS

The City Council and Planning Commission will continue work on the Development Code update on the following dates: July 6 regular meeting date, special meeting dates of July 13 and 27 (tentative).

Amos, second by Peterson, moved to adjourn. The motion passed 5-0.

The meeting adjourned at 9:40 p.m.

Respectfully submitted,

Brenda Eklund
Deputy Clerk