

July 6, 2010

The Scandia Planning Commission held their regular monthly meeting on the above date. The following were in attendance: Chairman Chris Ness, Commissioners Tom Krinke and Susan Rodsjo. Commissioner Christine Maefsky joined the meeting at 7:35 p.m. Absent: Peter Schwarz. Staff present: City Planner Sherri Buss. Chairman Ness called the meeting to order at 7:30 p.m.

APPROVAL OF AGENDA, MINUTES

Krinke, second by Rodsjo, moved to approve the agenda as presented. The motion passed unanimously.

Rodsjo, second by Krinke, moved to approve the June 1, 2010 minutes as presented. The motion passed unanimously.

WORK SESSION ON DEVELOPMENT CODE UPDATE

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

City Administrator Hurlburt identified three key issues for discussion in this work session: Open Space Conservation Subdivisions, Planned Unit Development and Exterior Storage.

Section 6.0 Open Space Conservation Subdivisions (OSCS)

City Planner Buss presented a revised draft which incorporated the changes to this section which were discussed at the June 1 meeting. Discussion focused on Sections 6.6, Minimum Open Space Requirements and 6.7, Density Standards.

It was decided that the minimum required open space for OSCS would continue to be 55% of the gross acreage. Planner Buss commented that other communities choose anywhere from 50% to 70% as a minimum open space requirement. The group felt that the 55% meets the objectives of an OSCS as outlined in Section 6.1, Purpose and Goals.

Mayor Seefeldt recommended that it be required to set aside 25% of the open space acreage to be in common ownership for development of trails, parks or ballfields, community gardens, or other uses for the benefit of the homeowners. Much discussion occurred as to whether this should be required, as open space could be preserved as all agricultural land in the Ag Core. Planner Buss will insert wording such that if the open space is not actively used for an agricultural purpose, then 25% of the open space must be designated to be in common ownership through a homeowners association for potential use for the benefit of the residents.

Discussion moved on to density standards. The question posed to the group asked if an OSCS that provides the minimum open space should receive a 25% density bonus. Other communities vary from 25% to 50%. Most thought that this was a fair enough incentive to pursue an OSCS. If additional criteria concerning preservation and protection of features are met, then the number of density units may be increased up to a maximum of 75%.

The list of criteria and amount of bonus provided for meeting each objective was discussed. It was decided to combine criteria (A) and (C) into one and read:

(A) Preservation of or establishment of woodlands and forests or protection of ecologically sensitive features, native plants and animals and their habitat as identified by the Minnesota County Biological Survey and the City's Comprehensive Plan—up to 25%

The following criteria were discussed and bonus densities adjusted:

(B) Preservation of agricultural lands (areas currently used for agriculture)—up to 25%

(C) Preservation of priority scenic views as identified by the City, especially as viewed from public roads and property—up to 10%

(D) Creating open space that is contiguous to existing designated open space or part of potential open space defined as areas sharing a boundary with parks, public lands, planned parks and trails, and areas under conservation easement—up to 10%

(E) Restoring native habitat or implementing open space stewardship practices as recommended by the City's ecologist based on the ecologist's field analysis—up to 15%

It was noted that the criteria for preserving historic features and buildings was inadvertently left off the draft and will be inserted to read: "Preservation of historic buildings and structures or cultural resources—up to 15%."

Adding criteria for the dedication of land for public use, such as trails and lakeshore property, was discussed. Planner Buss will draft wording to designate up to a 25% bonus for meeting this criteria.

City Administrator Hurlburt summarized the process of the OSCS application procedure. A pre-application sketch review will allow the city to provide comments on the goals of the OSCS at the earliest stage.

Section 7.0 Planned Unit Development

A review of the draft section of Planned Unit Development clarified the significant revisions to the existing ordinance.

A PUD allows for two or more principal uses, or two or more principal structures, on a single parcel. A PUD must be issued by a Conditional Use Permit, and will be allowed in all but the Ag Districts. Approval of a PUD is an alternative to the normal zoning regulations, and must meet one of the purposes and all of the standards. A very detailed construction plan is required.

Commissioner Rodsjo suggested that Section 7.4, Standards, make reference to the Architectural Design Guidelines for commercial development. Planner Buss will make this addition.

Section 7.5 lists the required findings for approval. Group consensus was approval of the draft. Planner Buss will bring back a final draft for review.

Exterior Storage Regulations

City Administrator Hurlburt described the conflicting issues within the current exterior storage regulations. Discussion moved into adopting new definitions for recreational equipment. Proposed definitions were introduced which would distinguish play and recreational facilities and equipment from recreational vehicles.

It was suggested that allowing for different standards in different zoning districts would permit for a more relaxed approach to exterior storage and be more in line with the “rural character” goal. This will be addressed in the forthcoming draft.

The use of inter-modal shipping containers for the storage of personal property was identified as an issue which should be regulated through time limits or by definition as an accessory structure. A 90-day limit for temporary use was suggested.

A need for regulations concerning the parking of vehicles and equipment “for sale” on roadsides was discussed. This could be addressed as scenic display of items for sale in the exterior storage section.

City Administrator Hurlburt will prepare a draft of exterior storage regulations which will be easier to understand than the current version, and address parking and storage issues.

SET DATES FOR FUTURE WORK SESSIONS

The proposed meeting date of July 13 was cancelled. It was decided to schedule a special meeting of the City Council and Planning Commission on July 27 to continue review of the Development Code update.

Commissioner Rodsjo requested that a review of the Scenic Analysis compilation be on the September 7 meeting agenda.

Krinke, second by Maefsky, moved to adjourn the meeting. The motion passed 5-0.

The meeting adjourned at 9:36 p.m.

Respectfully submitted,

Brenda Eklund
Deputy Clerk