

May 24, 2006 Workshop Meeting

In attendance were Dick Thompson and Berry Farrington of TKDA, attorney Dave Hebert, RLPC member Kurt Hadland, Town Board members Dennis Seefeldt, Mike Hinz, Blair Joselyn, Nancy Madden, and Planning Commissions members Donnette Yehle, Peter Schwarz, Kevin Nickelson. Chris Ness and James Malmquist were absent.

Dennis Seefeldt called the meeting to order. **Ordinance No. 88 amending Ordinance No. 74 pertaining to the zoning and subdivision regulations of the town** was discussed first. Dick Thompson presented the second draft of the ordinance. Changes made to this draft included Section 2 (3) (C) list 3 as a separate item; (F) rewording to "Preservation or establishment of woodlands and forests..." (H) add word "or" after "features"; (J) add "roads and property" to end of sentence; and (K) replaced word "proposed" with "potential". Percentage points were assigned as follows: A=5%, B=10%, C=25%, C3=5%, D=10%, E=25%, F – L = 10%. It was decided that greater importance should be encourage for community water systems and open space orientation (C & E). An additional two bonus point items were added to emphasize habitat restoration and providing long-term stewardship of open space. Both points were assigned 10%. There was some discussion as to whether or not some of these bonus points should be required, not just recommended. Berry Farrington then walked the group through a matrix of these points as applied to an existing development. Altogether, four examples were provided. There was also some discussion as to the meaning of the word "preservation" and how that can be applied through a management plan.

Next, **Peter Schwarz** presented a summary from his ad-hoc work group regarding a **tree preservation ordinance**. His workgroup reached the conclusion that a stand-alone tree preservation ordinance makes no sense, but that it must be part of the overall resource inventory of a given parcel of land. They recommended hiring a Resource/Ecologist/Landscape specialist without delay. Such specialist would work with the town planner to formulate a preservation policy. As part of that group, **Kurt Hadland** added that they are talking about more than tree preservation, but "conservation subdivision/development" to preserve something important. Mr. Hadland suggested a Conservation Development permit process in which the town would have their Landscape Specialist do a complete site inventory from which can be formulated a conservation plan. After that is done, the Planning Commission would have a pre-concept site visit, then a pre-concept workshop would be held. Only after that would an open space plan come to the full Planning Commission and Town Board. It would save the developer on engineering fees if they were given more direction prior to making a lot of plans. It was suggested this not be called a "permit", but an "application". Escrow would be collected to cover the cost of the resource inventory. Mr. Hadland suggested that such a "specialist" should know how to talk to developers and persuade them to look at the land in another way, and also be able to do the inventory work. Mr. Hadland asked the group to consider changing the terminology from "Open Space Design" to "Conservation Development". Put on next town board agenda to set interviews. In the meantime, it was suggested that the town contract a consultant to work with Dick Thompson on melding the Landscape, Screening and Tree Preservation policies into one ordinance applying to OSD. Mr. Thompson will get a quote for the June 6 meeting.

May 24, 2006  
Ordinance Workshop

Dennis Seefeldt urged all Planning Commission and Town Board members interested to attend a **Conservation Development Seminar** coming up Monday, June 12, from 8:00 a.m. to 11:30 a.m. with a continental breakfast at 7:30 a.m., at the Sheraton in Bloomington. Cost is \$50.00 to be paid by the township. The seminar is hosted by ULI Minnesota (Urban Land Institute). Contact Brenda at the office if you want to attend.

**Nancy Madden** requested the **ordinance on accessory structures** be changed to allow pole buildings on less than five acres to accommodate the nominal five-acre lots in the township. She suggested 4.01 or 4.5 acres at a minimum. Put on June 6 Planning Commission agenda.

Dennis Seefeldt presented a revised plan for **Emerald Acres** in which the loop in the road is removed thereby simplifying the street plan. It was decided that the applicant could be invited to the June 6 Planning Commission meeting, but cautioned that any changes to the already approved plan could require a whole new public hearing process with everything subject to change, and that the township has been having workshops to revise the open space ordinance in calculating density bonuses. One example in the last workshop would have allowed 21 lots for Emerald Acres.

**Dave Hebert** brought up the **Adult Use Regulations**. It was decided to have a public hearing for the new ordinance with Mr. Hebert drawing up the required findings. Public hearing should be set for the July meeting.

**FYI** – The **Incorporation Hearing** is scheduled for July 19 and 20, with a public meeting at the town hall on the 20<sup>th</sup> at 7:00 p.m.

Respectfully submitted by,



Colleen Firkus  
Planning Commission Secretary