

June 1, 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, Christine Maefsky, Susan Rodsjo and Peter Schwarz. Staff present: City Planner Sherri Buss. Chairman Ness called the meeting to order at 7:53 p.m.

### **APPROVAL OF AGENDA, MINUTES**

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

Commissioner Maefsky asked for a clarification of the May 4, 2010 minutes. **Krinke, second by Schwarz, moved to approve the May 4, 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.

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).

**Maefsky, second by Ness, moved to adjourn. The motion passed 5-0.**

The meeting adjourned at 9:40 p.m.

Respectfully submitted,

Brenda Eklund  
*Deputy Clerk*