

CITY OF LAKEVILLE
PARKS, RECREATION & NATURAL RESOURCES COMMITTEE
MEETING MINUTES
August 5, 2026

Members Present: Angie Lueschen, Holly Weberg, Vicki Schwartz, Dan Volkosh, Pat Sauer, Rachel Bland
Members Absent: Mark Engler

Staff Present: Parks and Recreation Director Joe Masiarchin, Environmental Resources Manager Mac Cafferty

1. Call to Order

Committee Chair Weberg called the meeting to order at 6:00 p.m. in the John Hennen Pavilion at Antlers Park.

2. Approval of July 15, 2026 Meeting Minutes

Sauer made a motion, seconded by Schwartz, to approve the July 15, 2026 minutes as written.

Ayes: unanimous

3. Citizen Comments

No citizens requesting to speak were present.

4. Discussion Items

a. Kenwood Hills 4th Addition Preliminary and Final Plat

The plat consists of an easement vacation request to allow the addition of one detached townhome lot within the existing Kenwood Hills subdivision to be known as Kenwood Hills 4th Addition. The existing subdivision is located west of Kenwood Trail and along Jurel Way. There are no significant trees on the lot; therefore, a tree preservation plan is not required. Any trees that are located outside of the grading limits that are damaged during construction must be replaced in accordance with the City's current Tree Preservation Ordinance. Landscaping will be required at the foundation of the townhome unit. No additional sidewalks will be constructed, and there are no wetlands located within the plat boundary.

A cash contribution of \$4,087 to the Park Dedication Fund will be required at the time of final plat.

Committee Vice-Chair Volkosh: Asked if the vacation of the easement will impede pedestrian access to the stormwater area/trail. No, the grade is fairly steep for pedestrians to access easily, and trail access will not be impeded.

Motion was made by Volkosh, seconded by Sauer to recommend to City Council approval of the Kenwood Hills 4th Addition Preliminary and Final Plat as presented in the July 29 Planning and Engineering reports.

Ayes: Unanimous

b. Kenwood Meadows Preliminary Plat

This plat will be reviewed by the Planning Commission at its August 20 meeting, as a note. This plat consists of six single-family homes to be located along the south side of 172nd St. and west of Kenwood Trail. The parcel is 36.05 acres; 30.74 acres of the site will be platted for future development at a later date. Four wetlands were identified during the wetland delineation; this development will have no impact on them. A portion of Wetland A will be deeded to the City with the final plat, and the remaining wetlands and buffers will be deeded to the City with future development. The property owner removed a large number of trees prior to the implementation of the City's new Tree Preservation Ordinance; the tree preservation plan identified 1,314 significant trees remaining. The proposed removals of 51.6% would be held to the current replacement requirement. Future trail access is proposed to include the construction of a greenway trail, but the trail alignment has not yet been finalized.

Committee Member Sauer: Inquired about the stormwater runoff into Orchard Lake. Staff clarified that the stormwater will run through a standard catch-basin for filtration before emptying into the lake. Sauer recommended that staff consider enhanced filtration basins that remove phosphorus. Staff indicated that there are some basins like this throughout the City, but they are not as durable as regular systems, and there would be little impact to the overall improvement of the lake water, as it is a phosphorus-rich environment already.

Motion was made by Volkosh, seconded by Schwartz to recommend to City Council approval of the Kenwood Meadows Preliminary Plat as presented in the July 31 Planning report.

Ayes: Unanimous

c. Highview Preliminary Plat

This plat consists of a 43-lot, four-outlot single-family residential subdivision located east of Holyoke Avenue, west of Highview Avenue, and north of Heritage Drive. The City Council approved a comp plan amendment and rezoning to accommodate the proposed development and residential density. The property has been preliminarily graded, as it was previously proposed for development that did not occur. A Tree Preservation Plan has been submitted. Of the 1,833 significant trees located on the property, 295 will be removed, which is below the maximum threshold for removals on residential development. Any significant trees that are damaged during construction will be replaced in accordance with the City's Tree Preservation Ordinance. There are no wetlands identified on the property; a cash contribution will be made to the Park Dedication Fund at the time of final plat.

Committee Vice-Chair Volkosh: With Legacy Park being the nearest park to this proposed development, is there access to the park via trails? Yes, there is existing infrastructure, and as the developments to the north are built, additional trail access will be constructed.

Committee Member Sauer: Recommended that additional trail connectivity be considered, felt that there are some missed opportunities for trail access. Also recommended establishing a low-mow, fescue blend in the available open space. Staff agreed that a low-mow option could be considered in the City outlot.

Committee Member Lueschen: Inquired about the former church construction interest and whether the parcel was rezoned to allow for residential construction. No, the parcel was zoned as residential,

which includes the construction of churches. However, the property was rezoned to accommodate the development's proposed density.

Motion was made by Schwartz, seconded by Lueschen to recommend to City Council approval of the Highview Preliminary Plat as presented in the July 22 Planning and Engineering reports.

Ayes: Unanimous

d. Voyageur Park Neighborhood Survey Results

The results of the neighborhood survey for the construction of Voyageur Park were shared. Staff sent 349 postcards to residents; about 20% completed the survey. Three concepts were presented; Concept C was the most popular. Modern designs for the picnic shelter and play equipment were the most popular. Preliminary construction costs are coming in under budget; these numbers will be finalized as the bid process begins.

Committee Discussion:

Committee Member Bland: Will there only be street parking for this park? Yes, this is standard for neighborhood parks as they are not programmed as heavily as larger parks.

Committee Member Sauer: Recommended that the soil be decompacted and that topsoil/compost be added; this would be favorable for the City's environmental certifications. Cafferty noted that staff has been doing this already in some parks and it is certainly an option.

Committee Vice-Chair Volkosh: Inquired about accessibility standards and what accessibility features will be included with the park construction. Staff indicated that while the entire park will not be fully accessible like we see at Grand Prairie/King Parks, there are ADA features like curb cutouts and trails that will be constructed.

Motion was made by Sauer, seconded by Luschen to recommend approval of Concept C and other preferred design features as selected by the neighbors of Voyageur Park and presented by City Staff.

Ayes: Unanimous

e. 2026 Parks Tour Discussion

Staff presented a number of destinations for the August 19 tour and asked for recommendations from the committee. As a reminder, the August 19 meeting will be a 2-hour bus tour to see new construction and other points of interest.

5. Staff Report

The removal of the Highview Heights skating rink began on Monday; this will be an in-house upgrade to the rink and will be completed before the skating season.

Parking lot paving at Casperson Park is underway, the new bike plaza construction project will begin in the coming weeks.

Construction at East Community Park Phase II is underway; site preparations and grading are still in progress. Staff shared an update on the custom play feature that was recently approved by City Council.

6. Other Business

Committee Chair Weberg asked if the lights on the water feature are operational has noticed that they are off during times that park lights would be operational. Staff will follow up on this.

Volkosh made a motion, seconded by Sauer, to adjourn the August 5, 2026 meeting.

Ayes: unanimous

7. Adjourn

Meeting 701 p.m.