

**CITY OF LAKEVILLE
PLANNING COMMISSION MEETING MINUTES
January 4, 2024**

Chair Majorowicz called the meeting to order at 6:00 p.m. in the Council Chambers at City Hall. The Pledge of Allegiance to the flag was given.

Members Present: Chair Jenna Majorowicz, Scott Einck, Pat Kaluza, Brooks Lillehei, Jason Swenson, Amanda Tinsley, Patti Zuzek

Members Absent: Vice Chair Christine Zimmer, Ex-Officio Jeff Hanson

Staff Present: Daryl Morey, Planning Director; Tina Goodroad, Community Development Director; Frank Dempsey, Associate Planner; Kris Jenson, Planning Manager; Tina Morrow, Recording Secretary

3. Approval of the Meeting Minutes

The October 19, 2023 Planning Commission meeting minutes and the November 16 and December 7, 2023 Planning Commission work session minutes were approved as presented.

4. Announcements

Planning Director Daryl Morey announced that due to the lack of agenda items, the January 18, 2024 Planning Commission meeting will be canceled provided none of the items on tonight's agenda are tabled.

5. Ritter Meadows

Chair Majorowicz opened the public hearing to consider the application of Ritter Meadows for a revised preliminary plat of 29 single family lots, 99 detached townhome (villa) lots, and 127 attached townhome units to be known as Ritter Meadows located north of 205th Street and west of I-35.

Ben Schmidt with Twin Cities Land Development presented a brief overview of the project.

Planner Director Daryl Morey presented the planning report. Mr. Morey stated the applicant have submitted a revised preliminary plat for Ritter Meadows, which proposes 255 dwelling units consisting of 29 single family lots, 99 detached townhome (villa) lots, and 127 attached townhome lots on land located north of 205th Street and west of I-35.

The revised preliminary plat now includes the former 2.4-acre Dunham parcel located north of the existing 205th Street/Keokuk Avenue intersection. By incorporating this parcel into the preliminary plat, minor collector Keokuk Avenue can be constructed north of 205th Street with the first phase of the Ritter Meadows development.

Community Development Department staff recommends approval of the Ritter Meadows revised preliminary plat, subject to the ten stipulations listed in the December 28, 2023 planning report.

Chair Majorowicz opened the hearing to the public for comment.

Peter Thelen, 12119 Lucerne Trail

Mr. Thelen expressed his concern regarding light pollution, deer losing their home, pedestrian crossing of 205th Street at Keokuk Avenue, and the dewatering of the Ritter Meadows development and how it can potentially affect the wetlands in the future.

Richard Carron, 16618 Lynch Path

Asked for the piezometer readings for the subject property. He discussed the grading permit application from 2017, that included excavating drainage ditches and dewatering. He questioned the restoration of the former gravel pit on the subject property.

Motion was made by Swenson, seconded by Lillehei to close the public hearing at 6:20 p.m.

Voice vote was taken on the motion.

Ayes – unanimous.

Chair Majorowicz asked for comments from the Planning Commission. Discussion points included:

- Mr. Morey addressed street lighting for residential developments. The Zoning Ordinance requires downcast lighting to avoid any upward glare. Mr. Morey stated that Mr. Thelen and Mr. Carron raised similar concerns at the March 16, 2023 Planning Commission meeting for the original preliminary plat and staff and the Planning Commission adequately addressed those concerns. Any other engineering related questions should be directed to Zach Johnson, City Engineer.
- Commissioner Lillehei recognized Daryl Morey, reflecting on his excellent career at the City of Lakeville.

Motion was made by Kaluza, seconded by Einck to recommend to City Council approval of the Ritter Meadows revised preliminary plat subject to the following stipulations:

1. Street right-of-way dedication, sections construction plans, turn lane construction plans, and private drive construction plans shall be subject to review and approval of the City Engineer with the first phase final plat.
2. Trails:
 - a. The developer shall be responsible for 100 percent of the cost of grading and restoration for trail construction.
 - b. The developer shall be responsible for 5/8th of the cost of bituminous for construction of trails within the preliminary plat, except for the trail within Outlot A, which shall be reimbursed 100 percent by the City, including the waterway crossing.
 - c. The developer shall dedicate a public trail easement over Lot 77, Block 8, subject to review and approval of the Parks and Recreation Director and City Engineer.

3. The developer shall obtain easements to allow for any grading that occurs outside of the plat boundaries.
4. All tree preservation, grading, utilities, stormwater management, drainage and utility easements, and retaining walls shall be subject to review and approval of the City Engineer.
5. Outlot A and Outlot B shall be deeded to the City for stormwater management purposes.
6. The landscape plan shall be subject to review and approval of the City Forester.
7. Outlot C shall be dedicated to the City for park purposes. The balance of required park dedication shall be satisfied as a cash fee in lieu of land calculated at the time of final plat approval.
8. Outlot D shall require future application for preliminary plat and final plat approval subject to the procedures established by Title 10 of the City Code and shall be subject to park dedication requirements at the time of preliminary plat and final plat approval.
9. Attached and detached townhouse dwelling units shall comply with the design and construction standards established by Section 11-57-19 and Section 11-58-21 of the Zoning Ordinance.
10. Keokuk Avenue shall be extended north of 205th Street with the first phase final plat subject to design review and approval by the City Engineer.

Ayes: Zuzek, Kaluza, Lillehei, Majorowicz, Einck, Tinsley, Swenson

Nays: 0

6. United Christian Academy

Chair Majorowicz opened the public hearing to consider the application of United Christian Academy Foundation for the following, located on the north side of 215th Street, west of Keokuk Avenue: 1. Comprehensive Plan amendment to re-guide property from Commercial to Medium/High Density Residential, and 2. Zoning Map amendment to rezone property from C-3, General Commercial District to RM-2, Medium Density Residential District.

Nick Sperides with Sperides Reiners Architects presented a brief overview of the request.

Community Development Director Tina Goodroad presented the planning report. Ms. Goodroad stated the applicant has applied for a comprehensive plan amendment (CPA) to change the land use of a 10-acre parcel from Commercial to Medium/High Density Residential. The application also includes rezoning of the parcel from C-3, General Commercial District to RM-2, Medium Density Residential District.

The comprehensive plan amendment and rezoning of the 10-acre parcel immediately adjacent to the west of the UCA property creates consistent land use and zoning designations for the entire school campus, including the athletic facilities. Adding the 10-acre parcel into the UCA project allows for a better design of the athletic fields.

Community Development Department staff recommends approval of the Comprehensive Plan and Zoning Map amendment and approval of the Findings of Fact dated January 4, 2024:

Chair Majorowicz opened the hearing to the public for comment.

There were no comments from the audience.

Motion was made by Lillehei, seconded by Einck to close the public hearing at 6:33 p.m.

Voice vote was taken on the motion.

Ayes – unanimous.

Chair Majorowicz asked for comments from the Planning Commission. The Planning Commission had no comments.

Ayes: Kaluza, Lillehei, Majorowicz, Einck, Tinsley, Swenson, Zuzek

Nays: 0

7. North Ryan Second Addition

Chair Majorowicz opened the public hearing to consider the application of Dakota County for the following, located south of 215th Street (CSAH 70), north of 217th Street, and west of Jacquard Avenue: 1. Preliminary plat of one industrial lot to be known as North Ryan Second Addition, 2. Conditional use permit to allow a Dakota County recycling facility in the OP, Office Park District, and 3. Vacation of public drainage and utility easements.

Joe Lexa with Dakota County presented a brief overview of the project.

Associate Planner Frank Dempsey presented the planning report. Mr. Dempsey stated the applicant has submitted applications and plans for the proposed development of an 11.97-acre parcel for a Dakota County recycling facility referred to as the proposed Recycle Zone Plus, located south of 215th Street (CSAH 70), north of 217th Street, west of Jacquard Avenue and east of future Javelin Avenue.

The site plan includes an optional on-site garage for County related equipment, an attendant station prior to entering the drop-off area, and a future electric vehicle charging station on the north side of the proposed parking lot.

The first phase construction will include a 17,770 square foot recycle facility/office building requiring a minimum of 30 parking stalls. The site plan proposes 41 vehicle parking stalls with the first phase of construction, including two ADA accessible parking stalls. Phase II construction includes 9,900 square feet of office and recycle facility building area requiring 22 additional parking stalls for a total of 52 stalls for the proposed 27,670 square foot building. The parking lot and internal driveways comply with OP, Office Park District 30 foot setback requirement to the public street right-of-way and five foot setback to internal property lines.

Mr. Dempsey outlined the landscape plan, building height/materials, and the future public trail along the south side of 215th Street.

Community Development Department staff recommends approval of the preliminary plat, conditional use permit, and easement vacation subject to the seven stipulations listed in the December 28, 2023 planning report, and approval of the Findings of Fact dated January 4, 2024.

Chair Majorowicz opened the hearing to the public for comment.

There were no comments from the audience.

Motion was made by Lillehei, seconded by Swenson to close the public hearing at 6:46 p.m.

Voice vote was taken on the motion.

Ayes – unanimous.

Chair Majorowicz asked for comments from the Planning Commission. Discussion points included:

- Commissioner Lillehei asked if this location will have a reuse area and what is the capacity of this facility compared to the existing county recycling facility in Eagan? The applicant indicated that this facility would have a reuse area and the capacity is substantially larger than their current site.
- Commissioner Zuzek commented positively on adding another recycle center in Dakota County and asked about recycling old mattresses.
- Dakota County Commissioner, Mary Liz Holberg indicated that the decision to expand into recycling appliances and mattresses has not yet been made for this facility, however, Dakota County will work with the community about adding this service at a future date.

Motion was made by Lillehei, seconded by Swenson to recommend to City Council approval of the North Ryan Second Addition preliminary plat, conditional use permit and easement vacation subject to the following stipulations, and approval of the Findings of Fact dated January 4, 2024:

1. The recommendations listed in the Engineering Division memorandum dated December 19, 2023.
2. The site and building shall be developed and constructed consistent with the preliminary plat and final plat and site development plans approved by the City Council.
3. A stormwater maintenance agreement for the stormwater facilities in Lot 1, Block 1, North Ryan Second Addition shall be required with the final plat.
4. A landscaping financial security shall be submitted for Lot 1 with the final plat.
5. All signs shall comply with Zoning Ordinance requirements for the O-P District. A sign permit shall be issued by the Planning Department prior to the installation of any signs.
6. Site lighting shall not glare onto public streets and shall not exceed one-foot candle at the property line. A photometric lighting plan shall be submitted for Lot 1 prior to issuance of a building permit.
7. Snow storage shall not take place in required parking spaces. If there is not adequate space to store snow on site, snow must be removed from the site.

Ayes: Lillehei, Majorowicz, Einck, Tinsley, Swenson, Zuzek, Kaluza

Nays: 0

Kris Jenson and Frank Dempsey announced that Planning Director Daryl Morey is retiring, and this will be his last Planning Commission meeting. They gave a brief overview of his career in the City of Lakeville, including the approximate number of Planning Commission

meetings he has attended, the number of plats that have been approved during his tenure, and the growth of population in Lakeville under his leadership. City of Lakeville staff appreciates the work and dedication of Daryl Morey, and it has been a pleasure working with him. Congratulations Daryl for 35 years of public service.

There being no further business, the meeting was adjourned at 7:01 p.m.

Respectfully submitted,

Tina Morrow, Recording Secretary