



MINUTES CITY COUNCIL WORK SESSION

**February 24, 2025 - 6:00 PM
Lakeville City Hall, Marion Conference Room**

1. Call to order, moment of silence and flag pledge

Mayor Hellier called the meeting to order at 5:58 p.m.

Members Present: Mayor Hellier, Council Members Bermel, Lee, Volk, Wolter

Staff Present: Justin Miller, City Administrator; Allyn Kuennen, Assistant City Administrator; Taylor Snider, Assistant to the City Administrator; Brad Paulson, Police Chief; Tina Goodroad, Community Development Director

2. Citizen Comments

There were no citizen comments at this time.

3. Discussion Items

a. Commission Interviews

Council interviewed four candidates to serve on City Commissions.

b. OP/Commercial Sites Zoning Review

Tina Goodroad, Community Development Director, and Josh McKinney of Measure Group presented possible development plans at the 210th Street Site. They discussed the pros of building on this site and the challenges that this site presents to potential developers. Council asked about access points and how that could affect the project. It was also discussed how changing the zoning could spur other development in that area. Jeff Cook also presented his insights about this land.

Council is looking to have further discussions before approving a zoning change. Members would like to look at the whole plan and find spots to strategically rezone, rather than going piece by piece. Some members find that having this development would help redevelopment in this area. Council also notes that traffic patterns in this area will need to be evaluated if it is to be developed.

Goodroad, McKinney, and Cook gave a presentation regarding potential development on a 25-acre lot for sale by Antlers Park. Goodroad emphasized that nothing has been presented to the City and everything being presented tonight is what proposals could look like soon. She also notes that the City will likely be faced with a zoning change request when proposals do come in. McKinney discussed the challenges of the site and gave insights as to how developers will most likely develop the parcel.

Council finds that density will be a key issue when looking at proposals. Too much density could put too much pressure on the park. They believe that residential may work at this site, but density will be an issue. They also acknowledge the immediate response from the public. Council would also like to see this piece of land as part of the comprehensive plan in 2028.

Larry Jones, 210th Street: Voiced his concern about the noise on County Road 70 and the recycling plant. Concerned about how they control the noise. He also believes that two entrances on 210th Street would be better than having one on County Road 70.

Bob Erickson 19081 Inndale Dr: Expressed his concern regarding seniors wanting two-story townhomes. He would also want a substantial berm on the south side of the development. Bob would like to know what staff thinks about taking away commercial zoning for the property in the west. He is also complimentary of staff for working with the family. He is concerned that the recycling plant across the street on the south side of the property does not create suitable living conditions. Lastly, he asks staff to look at 215th as an intersection. Bob also expressed concerns regarding the second property. He is concerned that ingress and egress to this site from Dodd is impossible. He states that a traffic study will be imperative. He also wants to know who will be funding the upgrades to 202nd Street, which will be needed.

Adam White, 10603 202nd St W: Adam voiced concern about school traffic in the morning, especially if they put two entrances on 210th Street. Adam also spoke about the second presentation. He believes that this is a jewel of Lakeville and that we should keep that piece of land. He would like Lakeville to preserve it and turn it into a space for all to enjoy. He also suggested turning it into a community area like a park or a rec center.

Rick Ringeisen 2005 Italy Ave: Regarding the first presentation, Rick asked if the development would be slab homes. If so, will there be a storm room? McKinney let him know they are not at that point of the process yet. Regarding the second property, Rick believed that there was someone who wanted to put a restaurant on the land when the owner was still alive. He also believes that a traffic study will be needed. By incorrectly developing this land, Rick believes it would change the character of the center of the city and the neighborhood. He noted that people from out of town enjoy that Lakeville has maintained their business district and this is the last opportunity to continue to do so.

Bradley Anderson, 20048 Italy Ave: Bradley asks what the urgency is of developing this property. Is there an urgency, or can it be put off? Tina Goodroad informs him that the property is for sale and with that comes applications. Now the city will be faced with these applications.

Diane Refke, Huntington Ave: She believes the apartment complex will cause too much congestion. Would like a fun business that would generate revenue, like Chicken and Pickle. Diane says the schools are crammed full of kids and an apartment complex would increase stress on the schools. She wants more fun things to do around the lake.

Jill Lawrence, 9715 201st Street West: Jill would like the city to focus on diversified

economic development. She would like to see more combined use.

Jeff Vandebusch, 19371 Jersey Ave: Jeff has a plan for this land. He believes it should be made into an entertainment area to add to Antlers Park. He would like the city to take a step back and look at what the city can be before they make a zoning change. He notes other development opportunities are coming soon, like the gravel pit site.

Jim Steffen, 10310 204th St W: Proposed that the city turn this into a memorial park. The mayor noted that the family would have to gift that to the City.

Angela Vandebusch, 19371 Jersey Ave: Made note of the railroad right there and that it isn't going anywhere and will need to be considered moving forward.

Janelle Schliep, 20559 Hampshire Way: She states that she moved here because of the expansions the city was making but that it needs to slow down. She believes that this is moving too fast and people are not happy about it. She suggests that the city finds a use for that land that everyone can enjoy. Antlers is for everyone, not just a few more people.

4. Items for Future Discussion

None

5. Committee/ City Administrator Updates

No updates were made.

6. Adjourn

Motion was made by Lee, seconded by Bermel, to adjourn. Voice vote was taken on the motion. Ayes - All. Mayor adjourned the meeting at 8:22 p.m.

Respectfully Submitted,

Taylor Snider, Assistant to the City Administrator

Luke M. Heller, Mayor