

OTSEGO PLANNING COMMISSION MEETING
OTSEGO CITY HALL
June 15, 2020
7:00 PM

Call to Order.

Chair Offerman called the meeting to order at 7:00 PM.

Roll Call: Chair Alan Offerman; Commissioners: Charles Foster, Jim Kolles; Present via teleconference: Vern Heidner, David Thompson, Aaron Stritesky, Pam Black and
Absent: Commissioners: Richard Nichols; Present: City Council: CM Tom Darkenwald, Mayor Jessica Stockamp and CM Tina Goede. City Staff: City Planner Daniel Licht and City Deputy Clerk Bethany Benting.

1. Announcements:

Commissioners are participating via teleconference in accordance with Minnesota Statute 13D.015.

2. Consider the following minutes:

2.1 Planning Commission May 04, 2020.

Commissioner Foster motioned to approve the minutes as written. Seconded by Commissioner Kolles. Roll Call: Those for; Offerman, Foster, Heidner, Thompson, Stritesky, Black and Kolles. Those opposed; None. Motion carried. 7-0

3. Public Hearing Items:

3.1 Block 1, Martin Farms 3rd Addition. (continued from December 2, 2019):

A. PUD-CUP amendment regarding wetland buffer.

City Planner Licht presented the Planning Report.

No applicant was present.

Chair Offerman opened the Public Hearing at 7:09 PM.

Ed Vanvleet, 7173 Mackenzie Ave NE, asked for clarification that he can maintain his yard as it exists. City Planner Licht said yes. Mr. Vanvleet also asked about the wetland buffer signs that will be put up in the yards. City Planner Licht explained that if approved, the City would record the amendment with a copy sent to property owners and City staff would determine sign placement.

Duane Smallwood, 7177 Mackenzie Ave NE, asked if wetland markers would be placed. City Planner Licht said yes. Mr. Smallwood also asked why these 7 lot are the only ones

that are affected. City Planner Licht explained the requirement for wetlands and wetland buffers.

Howard Eisinger, 7181 Mackenzie Ave NE, asked about the signs being put up. City Planner Licht explained that it's a small sign located on each property line. Mr. Eisinger suggested doing it by sightlines. City Planner Licht stated that would be another option City staff will review.

Chair Offerman closed the Public Hearing at 7:14 PM.

Commissioner Heidner asked if there is anything to prevent this situation in the future. City Planner Licht responded that since 2010 the City has required wetlands and wetland buffers to be platted in outlots deed to the City.

Commissioner Foster wanted clarification on the options for Planning Commission actions. City Planner Licht reviewed the options the Planning Commission may consider.

Chair Offerman asked if there are any other lots in Otsego with the same issues. City Planner Licht explained there are some in Martin Farms and other plats approved before 2010. Chair Offerman said he just wants to make sure we can avoid this from happening again.

Commissioner Heidner asked for clarification on the options for Planning Commission actions. City Planner Licht reviewed the options the Planning Commission may consider.

Commissioner Heidner motioned to recommend City Council Approval of a PUD-CUP amendment modifying the wetland buffer for Martin Farms 3rd Addition Lots 1-7, Block 1 to allow turf grass, vegetative plantings, gardens, and chain link fences that do not obstruct stormwater; other structures or impervious surfaces would be prohibited. Seconded by Commissioner Black. Roll Call: Those for; Offerman, Foster, Heidner, Thompson, Stritesky, Black and Kolles. Those opposed; None. Motion carried. 7-0

3.2 Hunter Hills:

- A. Zoning Map amendment rezoning from A1 District to R5 District.
- B. Environmental Assessment Worksheet. (EAW)
- C. PUD-CUP and preliminary plat of 59 single family lots.
- D. Vacation of existing public right-of-way.

City Planner Licht presented the Planning Report.

Applicant Dale Willenbring and Project Engineer Marty Campion were present via teleconference and agreed to the staff report.

Chair Offerman opened the Public Hearing at 7:39 PM.

Randy Carstensen, 11364 80th Street, voiced his concerns about the development in general and specifically about stormwater issues that may impact his house.

Barb Holmberg, 11537 80th street, asked what would happen to the houses that have access to 80th street now. City Planner Licht explained the proposal for 80th Street. Mrs. Holmberg asked when the development would start? City Planner Licht said the construction would likely start this year. Mrs. Holmberg said the proposed closing of 80th street would not be good. Mrs. Holmberg also asked about the ability for existing homes to connect to sewer and water utilities. City Planner Licht explained how utilities would be extended for the development.

Mr. Carstensen also stated that it was said that 80th street would not be expanded and he does not like any of these options being discussed.

Judy Vetsch Trust, 8490 Labeaux Ave, asked about timing for extension of 85th Street to CSAH 19. City Planner Licht explained there is no set timeframe, but the roadway needs to be planned. City Planner Licht further said the recommended condition is that the developer will have to negotiate with them to acquire the property as well as pay for the street construction.

Joel Kolles, 8925 Mason Ave, stated his concerns for the record about the proposed development negatively effecting stormwater issues for Otsego Creek.

Shawn Kabrick, 11421 80th Street NE, asked when building would start? City Planner Licht explained the proposed phasing of the project. Mr. Kabrick asked about replacement of his driveway and a sidewalk. City Planner Licht reviewed the proposed option for 80th Street including the developer constructing a driveway to access Mr. Kabrick's house and a City maintained trail.

Tom Berning, 1184 80th Street, expressed his concerns about the proposed development effecting access to/from his farm. Mr. Berning also asked about construction of future 85th Street across his property. City Planner Licht said that the current proposal is that the City would be responsible for construction of 85th Street across Mr. Berning's property. Mr. Berning said he is concerned about the requirement for manure spreading being setback 300 feet from residential dwellings. Commissioner

Thompson asked if each plat has the 300 feet set back, and talked about it being reciprocal. City Planner Licht explained the setback rules applicable to feedlots for housing animals as well as manure spreading.

Mrs. Holmberg asked if they will be notified again? City Planner Licht explained that the purpose of the public hearing to gather input but that there would not be further public hearings if the project is approved by the City Council.

Mr. Karbrick asked about street lights on 80th Street. City Planner Licht said the City Code would require a street light to be installed at intersections.

Mrs. Holmberg again stated that she is opposed to the plan for 80th Street.

Mrs. Vetsch asked if was the only public hearing and that the Planning Commission recommendation would then be given to City Council. City Planner Licht replied yes this is the only public hearing but that the final decision is made by the City Council, which can add or modify conditions.

Greg Hubbard, 1143 79th lane, wanted clarification on location of the segment of 80th Street that would be vacated.

Brian Beaudry, 11161 80th street, expressed is concerns about access to and from his farm if 80th Street is revised as proposed and stated he is opposed.

Mr. Berrning asked for clarification on the number of houses to be built in the development. City Planner Licht responded that there is potential for a total of 590 homes.

Chair Offerman closed the Public Hearing at 8:33 PM.

Commissioner Foster asked how many property owners are on 19 and Maciver. City Planner Licht replied about a dozen. There are more east of Lander Avenue than there are west of Lander Avenue.

Chair Offerman stated that streets provide connectivity and 80th Street is already an existing street that if closed off reduces a connectivity. City Planner Licht explained the recommendation and that an alternative is to widen and improve 80th street.

Commissioner Kolles said he would like to leave 80th Street as a through street and expand it especially with the current farms that need the access.

Commissioner Black said she would like to see 80th Street be a kept as through street.

Commissioner Heidner thinks there should be language that the developer needs pay for all of the costs to fix 80th Street. City Planner Licht stated that the recommendation is that the developer make the improvement to 80th Street outside of the plat to include resurfacing the existing road as a condition of approval.

Commissioner Thompson wants to know the proposed width of the proposed streets. City Planner Licht said streets would be 28 feet wide. Commissioner Thompson noted that he's not sure if that will be wide enough for farm equipment.

Chair Offerman asked if they would have to revise the preliminary plat to keep 80th Street as a through street. City Planner Licht said there are different alternative designs to keep 80th Street in place that would have to worked through with the developer.

Commissioner Foster asked how much farm equipment is being moved. Commissioner Kolles explains it depends on the season for planting and harvesting.

Commissioner Stritesky commented that he 80th Street should be left as a through street.

Commissioner Heidner asked about the 300 feet setback for manure spreading and if that can be made reciprocal for the plat. City Planner Licht explained the scope of the current preliminary plat application and how that could be considered for future phases.

Chair Offerman motioned to recommend that approval of a negative declaration on the need to prepare and EIS for the Hunter Hills preliminary plat and overall concept plan. Seconded by Commissioner Stritesky. Roll call: Those for; Offerman, Foster, Heidner, Thompson, Stritesky, and Black. Those opposed; Kolles. Motion carried. 6-1

Chair Offerman motioned to recommend approval of a Zoning Map amendment rezoning the subject site to R-5 District based on a finding that the criteria established by Section 11-3-2.F of the Zoning Ordinance are satisfied. Seconded by Commissioner Foster. Roll call: Those for; Offerman, Foster, Heidner, Thompson, Stritesky, and Black. Those opposed; Kolles. Motion carried. 6-1

Chair Offerman motioned to recommend approval of a PUD-CUP and Preliminary Plat for Hunter Hills subject to the conditions stated in the planning report, amending the following:

5. 80th Street:

- a. The developer shall dedicate 40 feet of right-of-way for the north half of 80th Street.
- b. Upon approval of a final plat including any of Lots 17-23, Block 4 (accessing 80th Street) or approval of a preliminary plat for any portion of the property outside of the initial preliminary plat of 64 lots the developer shall improve 80th Street, subject to review and approval of the City Engineer, within and abutting the boundaries of the plat as follows:
 - (1) Travel lanes (2) to be 12 feet wide.
 - (2) Shoulder to be 8 feet wide on the north side of 80th Street
 - (3) Shoulder to be 6 feet wide on the south side of 80th Street designated no parking.
 - (4) Concrete curb and gutter.
 - (5) Trail 10 feet wide on the north side of 80th Street from Lander Avenue to east plat line.
- c. Upon approval of a preliminary plat for any portion of the property outside of the initial preliminary plat of 64 lots, the developer shall provide for a micro surface of 80th Street from Labeaux Avenue (CSAH 19) to the west plat line and from the east plat line to MacIver Avenue, subject to review and approval of the City Engineer.

Seconded by Commissioner Foster. Roll call: Those for; Offerman, Heidner, Stritesky, and Black. Those opposed; Thompson, Kolles and Foster. Motion carried. 4-3.

- 3.3 Otsego Industrial 7th Addition. (Cummings)
 - A. Zoning Map amendment.
 - B. Preliminary/Final Plat.
 - C. Vacation of existing right-of-way.

City Planner Licht presented the Planning Report.

Applicant, Jack Matasosky, was present via teleconference and agreed to the staff report.

Chair Offerman opened the Public Hearing at 9:07 PM.

Brad Klimek, 9511 65th Street NE, asked about the project boundaries? City Planner Licht explained the proposed subdivision. Mr. Klimek asked about what types of transportation would be used for the cement transfer station. City Planner Licht said that development of the proposed lot will be addressed as the next item on the agenda.

Chair Offerman closed the Public Hearing at 9:09 PM.

Chair Offerman brought the discussion to the Planning Commission members at 9:10 PM.

Commissioner Foster want to know how close operations other are to the Twin Cities. Mr. Matasosky said that the closest facilities are in St. Joseph and Lakeville.

Commissioner Thompson motioned to recommend approval of a Zoning Map amendment for Lot 1, Block 1 Otsego Industrial Park Seventh Addition based on a finding that the request is consistent with the Comprehensive Plan. Seconded by Commissioner Black. Roll Call: Those for; Offerman, Foster, Heidner, Thompson, Stritesky, Black and Kolles. Those opposed; None. Motion carried. 7-0

Commissioner Stritesky motioned to recommend approval of a Preliminary/Final Plat for Otsego Industrial Park Seventh Addition and vacation of existing right-of-way, subject to the conditions as stated in the planning report. Second by Commissioner Kolles. Roll Call: Those for; Offerman, Foster, Heidner, Thompson, Stritesky, Black and Kolles. Those opposed; None. Motion carried. 7-0

3.4 GCC of America:

A. Site and Building Plan Review.

B. Conditional use permit for structure height greater than 48ft.

City Planner Licht presented the Planning Report.

Applicant, Jack Matasosky, was present via teleconference and agreed to the staff report.

Chair Offerman opened the Public Hearing at 9:23 PM.

Brad Klimek, 9511 65th ST NE, inquired about business operations hours for trucks to drive on CSAH 37 as he believes it is very congested. Mr. Matasosky replied that access

to CSAH 37 via Jensen Avenue. Mr. Karl Sullivan of GCC of America said the hours of operations will be 5am-6pm and are typically seasonal. Mr. Klimek asked about the volume of traffic. Mr. Sullivan said about 25-30 trucks a day that will mainly be using I-94 exit. Mr. Klimek asked if there will be noise and air pollution. City Planner Licht explained that the use is subject to noise and air quality regulations established by MPCA. Mr. Klimek asked about wetland impacts and tree buffers. City Planner Licht explained the proposed wetland impacts and the recommendation for trees to screen the rail storage area.

Chair Offerman closed the Public Hearing at 9:29 PM.

Commissioner Foster asked about potential impacts of the use for Albertville. City Planner Licht said that Wright County has review jurisdiction for transportation impacts related to the development through the plat application and can address down-system issues.

Chair Offerman asked about the height of the proposed silos. City Planner Licht said explained the proposed height relative to Water tower #2, which is on the north side of I-94 and that the silos are setback 200 feet from I-94.

Commissioner Thompson motioned to recommend approval of site and building plans and a conditional use permit for GCC of America, subject to the conditions as stated in the planning report. Seconded by Commissioner Foster. Roll Call: Those for; Offerman, Foster, Heidner, Thompson, Stritesky, Black and Kolles. Those opposed; None. Motion carried. 7-0

3.5 Harvest Run East:

- A. PUD-CUP amendment regarding side yard setbacks for lots zoned R4 District.

City Planner Licht presented the Planning Report.

Applicant, Tom Bakritges, was present via teleconference and agreed with the staff report.

Chair Offerman opened the Public Hearing at 9:40 PM.

Jeff Bush, 17009 59th Street NE, asked about the proposed setback from his property. Mr. Bakritges explained the proposed setback.

John Cassidy, 16921 61st Street, has a 4-car garage and paid extra and said e was also told they would put 100-foot lots adjacent to him. City Planner Licht said that Lots 8-9

will be required 100 feet wide, but lots 1-7 are approved at 75 feet wide. The 65 wide houses still would be 10 feet on each side.

Jeff Krueger, 16736 59th Street, asked about stormwater drainage for the plat. City Planner Licht said the grading plan is not being changed. Mr. Krueger asked how many lots are proposed. Mr. Bakritges said the number of lots and lot sizes are not proposed to be changed.

Chair Offerman closed the Public Hearing at 9:53PM.

Commissioner Thompson is concerned if approved a precedent would be established and he thinks a 10-foot setback should be required.

Commissioner Heidner said he would have more concern about fire with the homes being closer to one another.

Chair Offerman wanted clarification setbacks within the R-4 and R-5 Districts. City Planner Licht explained. Chair Offerman asked how many houses with 4 stall garages are sold. Mr. Bakritges said they have 4 plans for houses with the large garages and want to offer them as an option.

Commissioner Stritesky thinks approving the request would set a precedent. Mr. Bakritges said they did have the proposed setbacks noted on the preliminary plat. City Planner Licht said that the preliminary plat did list 7-foot side yard setbacks but the recommendation presented to the Planning Commission and approved by the City Council was for 10 foot side yard setbacks, which was overlooked by the developer and City staff at the time.

John Cassidy asked if there are any other R-4 District plats with these setbacks? City Planner Licht said there has been 1 approved as 10 feet and 5 feet.

Chair Offerman said he is concerned about establishing a precedent.

Commissioner Stritesky asked about the circumstance for the other R-4 District development. City Planner Licht explained the approvals for Boulder Pass.

Commissioner Thompson said these issues must be considered before developing and that bigger houses should be on bigger lots.

Commissioner Foster motioned to recommend the application be denied based on a finding that the request is inconsistent with the Comprehensive Plan and intent of the Zoning Ordinance. Seconded by Commissioner

Thompson. Roll Call: Those for; Foster, Heidner, Thompson, Stritesky, Black and Kolles. Those opposed; Offerman. Motion carried. 6-1

4. Update on City Council actions.

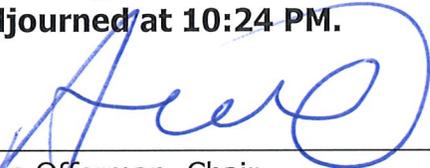
CM Darkenwald updated the Planning Commission on recent City Council actions.

5. Update on future Planning Commission Agenda items.

City Planner Licht updated the commissioners on possible future agenda items.

6. Adjourn.

**Commissioner Stritesky motioned to adjourn. Seconded by Commissioner Thompson. Roll Call: Those for; Offerman, Foster, Heidner, Thompson, Stritesky, Black and Kolles. Those opposed; None. Motion carried. 7-0
Adjourned at 10:24 PM.**



Alan Offerman, Chair

ATTEST: 

Bethany Bernting, Deputy Clerk