

5.03: Consider Preliminary Plat and Zoning Amendment for Covenant Meadows (Project #17-102); Case of Eric Thomsen

Presentation

City Planner Anderson presented the staff report stating the purpose of this case is to review an application for a Rezoning of the Subject Project from R-1 Rural Developing to Planned Unit Development (PUD) and Preliminary Plat. The site is generally located south of Trott Brook and west of Germanium Street and is identified as PID 02-32-25-44-0004. The Applicant has proposed to subdivide the approximately thirty-eight (38) acre Subject Property into twelve (12) single family homes that would be serviced by individual private utilities. The Preliminary Plat proposes deeding approximately fifteen (15) of the thirty-eight (38) acres to the City as the public benefit in relation to the PUD application. The proposed fifteen (15) acres straddles both sides of the Trott Brook, has steep slopes, and is also considered to be high quality natural open space. Staff reviewed the request in further detail with the Commission and recommended approval of the Preliminary Plat and Zoning Amendment for Covenant Meadows.

Commission Business

Chairperson Bauer commented on the worksession meeting that was held between the Planning Commission, the applicant, potential buyers and neighboring property owners. It was deemed the area on either side of Trott Brook would be deeded to the City of Ramsey in order to properly protect this property. He then discussed the action being requested of the Commission.

Commissioner Anderson questioned how much property would be deeded to the City on each side of Trott Brook.

City Planner Anderson estimated the depth of the land to be 750 feet.

Commissioner Anderson asked if there would be a way to mark the property line in order to keep adjacent property owners out.

City Planner Anderson explained that the City could put markers in place for this conservation easement.

Commissioner Brauer thanked all who were involved in the worksession meeting tonight for providing input and for participating. He suggested the purchase agreements denote the location of the conservation easement to ensure homeowners are not cutting into this land.

Commissioner Nosan questioned what the City would do with the land surrounding Trott Brook. She wanted to be sure the land was not turned into a park.

Community Development Director Gladhill stated the City could draft language within the deed to ensure this land does not become a park.

Motion by Commissioner Anderson, seconded by Commissioner Surma, to recommend City Council adopt Ordinance #17-05 rezoning the Subject Property from R-1 Residential (Rural Developing) to PUD (Planned Unit Development).

Further discussion

Commissioner Nosan stated she would prefer not to make the lots quite so small given the fact this would increase the number of lots and therefore increase traffic. She explained she would prefer to have 2 or 2.5 acre lots.

Commissioner Brauer commented he shared this same concern as well. He feared that this development would set the tone for future developments along Trott Brook. However, if the lots were smaller in order to protect the brook, this was another matter. He recommended the Planning Commission review the Comprehensive Plan in order to address the total preservation of Trott Brook.

Commissioner Anderson stated the properties to the east were one acre in size, which was not too far out of alignment with the proposed development. He explained he supported the preservation of the 15 acres along Trott Brook and for this reason, he was willing to compromise on the lot size.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Anderson, Surma, Brauer, Gengler, and Nosan. Voting No: None. Absent: Commissioner VanScoy.

Motion by Commissioner Anderson, seconded by Commissioner Nosan, to recommend City Council adopt Resolution #17-04-083 granting Preliminary Plat approval of Covenant Meadows, contingent upon compliance with the Staff Review Letter dated February 24, 2017.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Anderson, Nosan, Brauer, Gengler, and Surma. Voting No: None. Absent: Commissioner VanScoy.