

8.02: Adopt Resolution #25-003 Approving the Preliminary Plat for Emerald Estates, a Single Family Residential Development Located on 181st Avenue, West of Xenolith Street (Project No. 24-123); Case of Landform Professional Services, LLC

Community Development Director Hanson reviewed the Staff report concerning the preliminary plat for Emerald Estates. She shared the Planning Commission's recommendation of approval.

Councilmember Buscher shared that she supports the plan and is appreciative that they will be preserving the wetlands. She asked if there will be strategies in place to ensure there will not be any negative impacts to the wetlands from the construction itself.

Community Development Director Hanson explained that during the construction process, they are required to have silt fencing around the site so there is no negative impact or runoff into the wetlands.

Councilmember Riley shared that he had the same concern as Anoka County on this project with adding as many driveways as are proposed to the County Road. He asked if the County has to allow this and why they would not look at shared driveways for these homes.

Community Development Director Hanson said that Anoka County would need to allow this; however, they do not have any requirements for the development of the County Road or how many driveways can be off of it.

Councilmember Riley noted that this will also be going in front of the Lower Rum River Watershed Management Organization (LRRWMO) in a few days. He asked if the Council typically approves these items before it is presented to the LRRWMO.

Community Development Director Hanson explained that these projects typically have to go through the preliminary plat process through the Council before the LRRWMO will look at it.

Councilmember Olson shared that same concern as Councilmember Riley with the number of driveways on the County Road. He stated it seems like a bad idea to have so many driveways off of a 55 MPH road.

Councilmember Peters asked how long the plot is along the County Road.

Community Development Director Hanson said she does not know the exact number.

Councilmember Peters explained that when he was on the Planning Commission, he brought up the concern that this is a very dark road. He added that the other side of the road in Nowthen, they are looking to develop this land as well and he assumes this development would add turning lanes and other safety measures.

Zeke Peters, Landform Professional Services, came forward and thanked the Council for their time in reviewing this.

Councilmember Buscher thanked Mr. Peters for coming out this evening to share about this project.

Motion by Councilmember Peters, seconded by Councilmember Buscher, to adopt Resolution #25-003 approving the Preliminary Plat for Emerald Estates.

Further discussion:

Mayor Heineman stated that the case study says there have been seven accidents on this road and only one has been multi-vehicle.

Community Development Director Hanson said this was correct and shared that they reviewed some MnDOT crash mapping and there have been six accidents on this road since 2017 and five of them were single-car accidents.

Mayor Heineman noted that the safety of this road has been a concern but this data makes it seem like it is not an issue.

Councilmember Riley shared that they can quote historical accidents; however, it will be different when they are adding to the population on this road. He said he will not be in support of this.

A roll call vote was performed:

Councilmember Buscher	aye
Councilmember Riley	nay
Councilmember Stewart	aye
Councilmember Olson	nay
Councilmember Specht	aye
Councilmember Peters	aye
Mayor Heineman	aye

Motion carried.