

# **Empire Planning Commission Meeting Minutes**

**January 17, 2023**

The Empire Township Planning Commission meeting was called to order by Tom Kaldunski at 8:00 PM.

Present were: Tom Kaldunski, Trent Larson, Jared Sachs, Doug Clark, Marla Vagts, Jenni Faulkner, Brad Fisher, and liaison Jamie Elvestad.

The meeting was opened to public hearing #1, to Consider Rezoning Approximately 80 Acres from AG to MXR. Jenni Faulkner read the public hearing notice and presented a memo outlining the rezoning request. The purpose of the rezoning request is to develop two parcels into 97 lots for single family detached units. The property to be rezoned is currently vacant, agricultural land.

Resident Jeanne Tupy asked about the definition of mixed residential. MXR allows for different dwelling types, but this development will be single family. Al Full had concerns about stormwater and would like to see a plan on how the stormwater will travel through the development.

Jared Sachs made a motion to close the public hearing. Trent Larson seconded. Motion passed 5-0.

Jared Sachs made a motion to recommend approval of the zoning request. Doug Clark seconded. Motion passed 5-0.

The meeting was opened to public hearing #2, to consider a Preliminary Plat and Planned Unit Development (PUD) for Deer Creek. Jenni Faulkner read the public hearing notice and presented a memo outlining the preliminary plat and PUD.

Winkler Land Company applied for the Preliminary Plat and PUD. The plan is to subdivide approximately 80 acres into 97 lots for single family detached housing units. The Comprehensive Plan designates this property for Mixed Residential (MXR). The plat also includes two outlots which will be used for stormwater and parkland. They will be deeded to Empire. A site plan was reviewed by the Planning Commission.

The applicant is requesting a PUD to allow for flexibility on the lot area, lot width, setback and impervious surface requirements.

Park dedication, as required in the subdivision ordinance, will be 0.6 acres short of the calculated requirement of 7.4 acres. The remaining dedication can be satisfied via a cash dedication or some other contribution deemed appropriate by the Township.

The Dakota County Plat Commission approved the preliminary plat on December 7, 2022.

The proposed development is expected to take place in two phases. Phase 1, the area south of 197th Street is expected to begin in the summer of 2023. Phase 2 will likely begin in 2024.

It is recommended that the developer address comments from the engineer's memo dated December 21, 2022; address comments from the Dakota County Plat Commission; include street names; provide a breakout of the flood control areas; will be required to enter into a development agreement; and is subject to approval by the Township Engineer.

Trent Larson asked how runoff will be maintained. John Anderson, with Winkler Land Co. noted that volume will be slowed by the proposed stormwater ponds. Their modeling evaluates peak flows.

Duane Snesrud had concerns about drainage near Butternut Trail. Brad Fisher noted that a pond will be placed south of S38 to help manage water with grading lowered approximately 6 feet. John Anderson noted that a swale will be constructed to catch drainage in the rear.

Chris Yates asked why the Commission was agreeing to smaller lots and about the value of the proposed housing units. It was noted that because of the natural gas pipeline right of way and large amount of wetlands on the property, smaller lots were needed to make the plan feasible. John Anderson noted that he expects dwelling unit value to start at \$400,000 plus and move towards \$500,000.

Jeanne Tupy asked what styles of home will go in the development. John Anderson noted that there is no limit of housing types and referred to Sapphire Lake development in Farmington regarding the split-level unit type.

Dave Adelman asked if the new development will bring more water to the farms to the east. Brad Fisher noted that the Township still plans on constructing a drainage system to the east of Biscayne Ave., but due to cost increases, this project is being placed in the capital improvements plan.

Joe Garofalo indicated that he would like to see lot sizes and home designs to match the adjacent neighborhoods. John Anderson noted that setbacks and design should be similar to adjacent neighborhoods.

Erin Garofalo indicated that the development should continue with 40 ft. setbacks to allow for more driveway space and was concerned about increased noise from the development.

Tom Kaldunski made a motion to close the public hearing. Marla Vagts seconded. Motion passed 5-0.

Tom Kaldunski made a motion to recommend approval of the Preliminary Plat and PUD for Deer Creek. Marla Vagts seconded. Motion passed 5-0.

The Planning Commission reviewed a memo regarding proposed Access Spacing Requirements for Commercial and Industrial Districts.

Proposed changes to spacing requirements do not affect AG and MXR Districts. It is recommended that the Township consider a minimum spacing requirement of 150' between driveways, 10' minimum side yard setback, corner clearance at minimum spacing between adjacent driveways or 150' and driveway widths at a minimum of 12' and a maximum of 36', with the provision that the City Engineer increase the required spacing for safety reasons, including speed.

The Planning Commission would like to discuss speed laws at their next meeting.

Tom Kaldunski made a motion to adjourn. Trent Larson seconded.

Meeting adjourned at 9:32 PM.