

**MINUTES
CITY OF DELANO
Planning Commission
Monday, January 8, 2018
7:00 PM**

1. Call to Order

Meeting was called to order at 7:00 PM, Monday, January 8, 2018.

2. Roll Call

Present:

Larry Bartels
Jeremy Clarke
Jeff Demeules
Angela Kalthoff
Jon Krieg
Nat Malen
Steve Williams

Also present:

Dale Graunke, Mayor and Council Liaison
Al Brixius, City Planner
Justin Markon, Recorder

3. Approval of Agenda

Motion by Bartels to approve the agenda, seconded by Kalthoff; motion carried.

4. Minutes

A. Minutes of the regular Planning Commission meeting of Monday, November 13, 2017

Motion by Krieg to approve the minutes of the meeting on November 13, 2017, seconded by Williams; motion carried.

5. Public Hearing

6. New Business

A. Consider application and concept plan for annexation of property located on County Road 16 in Franklin Township *Attachments* Engineer's Comments

Langdon View LLC presented a concept plan and annexation request for a 68-acre parcel of land across County Road 16 from Fox Meadows that is currently in Franklin Township. Brixius shared that this property falls within the City's transition area and is being requested by the current owner and developer to be annexed into the City. About half of the property is in the 100-year flood plain, and the City's Comprehensive Plan specifies that this area would not

be developed into homes. The entire parcel would have to be rezoned once annexed into the City, potentially R-5 classification for the developable area, which would allow a higher density of homes to offset the undeveloped area in the flood plain.

Brixius continued to share that the concept plan includes a park search area, which may be placed in the flood plain, to be reviewed by the Parks and Recreation Commission. Utilities are currently located on the west side of County Road 16 and would have to be brought to the development at the developer's expense. Wright County will have review authority for access and turn lanes because the parcel is along the County road.

Brixius said that some of the lots as presented in the concept plan are not suitable for building, and may need to be combined. He concluded that it would benefit the City to approve the annexation and create more buildable lots. He recommended approval, which would be followed by a preliminary and final plat after annexation was complete.

Project staff Chuck Alcon and Cara Otto introduced themselves and reiterated their excitement about the project and their planned steps to meet with the City Council and Parks and Recreation Commission.

Krieg clarified that lots developed along County Road 16 would not have access to that road.

Brixius agreed and added that these lots would have a landscape buffer as well.

Bartels asked for clarification on the butt lot, displayed as Lot 15, Block 4. Brixius explained that this lot's side yard is the rear yard for other lots, and is not allowed in the City code or any new development.

Brixius asked if the development will include a model home, and Alcon said it would.

Kalthoff asked whether there are plans for trails and questioned the single access drive. Brixius responded that the final plat will include trails. Otto said they have had some discussions with Wright County about street plans, which will be further developed in future plats.

Motion by Bartels to recommend approval of annexation of property located on County Road 16 in Franklin Township, Demeules seconded; motion carried.

7. Old Business

8. Updates and Future Land Use Development Applications

9. Other Business

Brixius shared that the West Metro Business Park has gathered interest, and he expects that three or four projects could start by the end of the year.

Krieg asked about updates on the Granite Works project. Brixius said that the developers are planning to apply with the Minnesota Housing Finance Agency again in 2018.

10. Adjournment

The meeting was adjourned at 7:25 pm.