

MINUTES
CITY OF DELANO
Planning Commission
Monday, January 14, 2019
7:00 PM

1. Call to Order

Chairman Jon Krieg called the regular Planning Commission meeting of Monday, January 14, 2019, to order at 7:00pm.

2. Roll Call

Members Present: Jon Krieg, Larry Bartels, Jeff Demeules, Dan Menk, and Nat Malen

Members Absent: Angela Kalthoff, Jeremy Clarke

Also Present: Alan Brixius, City Planner, Dale Graunke, Council Liaison, Paula Bauman, Administrative Services Coordinator

3. Approval of Agenda

Motion by Larry Bartels, seconded by Jeff Demeules to approve the agenda as submitted; motion carried.

4. Minutes

- A. Minutes of the Delano Planning Commission meeting from Monday, September 10, 2018

Motion by Jon Krieg, seconded by Larry Bartels to approve the minutes of the Delano Planning Commission meeting of Monday, September 10, 2018, as submitted; motion carried.

- B. Minutes of the Delano Planning Commission meeting from Monday, October 8, 2018

Motion by Larry Bartels, seconded by Jeff Demeules to approve the minutes of the Delano Planning Commission meeting of Monday, October 8, 2018, as submitted; motion carried.

- C. Minutes of the Delano Planning Commission meeting from Monday, December 10, 2018

Motion by Jon Krieg, seconded by Larry Bartels to approve the minutes of the Delano Planning Commission meeting of Monday, December 10, 2018, as submitted; motion carried.

5. Public Hearing

- A. Consider request from Lennar Homes for a preliminary plat entitled Highland Ridge 7th Addition along with a proposed zoning map amendment from R-2 Single Family Residential to R-5 Single and Two Family Residential. *Attachments:* Exhibits

U.S. Home Corp DBA Lennar has submitted application requesting a change of zoning from R-2 Single Family Residential district to R-5 Single and Two-Family Residential district within a preliminary plat entitled Highland Ridge 7th Addition.

Highland Ridge original preliminary plat was approved in 2006 with an R-2 zoning district requiring a minimum lot width of 80 feet and lot area of 12,500 square feet. Through the change in zoning and new preliminary plat, the applicant wishes to introduce a more affordable single-family housing option into the Highland Hills neighborhood. The change in zoning to R-5 Single and Two-Family Residential zoning district will allow a lot width of 65 feet and a minimum lot area of 9,000 square feet. The lot count in the original plat was 38. The new lot count if the zoning is changed to R-5 will be 49, a net gain of 11 lots.

Based on staff review and findings the following recommendations for the requested rezoning and Preliminary plat for the Highland Ridge 7th Addition.

Rezoning: Based on the findings of this report, we find that the requested change in zoning for Highland Ridge 7th Addition from R-2 to R-5 satisfies the City's criteria for a zoning change. Staff recommends approval of the change in zoning.

Preliminary Plat: Based on the findings of this report we recommend approval of the preliminary plat entitled Highland Ridge 7th Addition subject to the following conditions:

1. Approval of the Change in zoning from R-2 to R-5.
2. All building pads shall be a minimum of 18 inches above top of street curbs.
3. Applicant shall dedicate the outlots to the city in fee title.
4. Applicant shall provide demarcation posts where lots abut outlot boundaries to identify property lines and prevent trespass and encroachments.
5. Street names shall follow City policy and the applicant shall be responsible for the installation of street lights, street signs and traffic control sign per city standards.
6. Applicant shall be responsible for the coordination and installation of all nonmunicipal utilities to be installed in a joint trench with shared conduits at street crossings.
7. Applicant shall abide by the street and utility recommendations of the City Engineer dated January 9, 2019.
8. The applicant shall abide by the grading, drainage, storm water management recommendation of the City Engineer dated January 9, 2019.
9. Applicant shall provide a landscape plan that addresses; wetland buffers, landscaping, turf establishment of all grading areas, ponds and easement areas.
10. Applicant shall pay a cash contribution in lieu of parkland dedication based on the city per lot cash contribution standard.
11. Applicant shall enter into a development agreement with the City at time of final plat that outlines development responsibilities and provide financial securities for sight improvements and utility installation.
12. All home models shall be designed and sized to meet the Delano design standards for single family homes.

Jon Krieg stated the road is a minor collector street, the lots are corner lots with frontage on the street. Mr. Krieg recommended access to those properties access via the cul-da-sacs vs the

collector street. Alan Brixius stated he felt that was appropriate.

Jon Sutherland questioned the sight lines around the curves. Alan Brixius stated the streets and sight lines meet the requirements and zoning ordinance.

Motion by Larry Bartels, seconded by Jeff Demeules to open the public hearing to consider request from Lennar Homes for a preliminary plat entitled Highland Ridge 7th Addition, along with a proposed zoning map amendment from R-2 Single Family Residential to R-5 Single and Two Family Residential; motion carried.

Eric Clark, 207 1st Street, questioned the rezoning of the property from R-2 to an R-5. Alan Brixius stated the only changes with the rezoning will be lot size. All parcels will be single family residential.

Jonathon Werth, 100 1st Street, also questioned the rezoning from an R-2 to an R-5. Brixius stated this development is not planned for multiple family. Because of the physical parameters that surround the wetland and railroad tracks, the rezoning is appropriate.

Mr. Werth questioned the home prices. Paul Tabone, Lennar Homes, stated the home prices will be low \$300,000 to mid \$350,000.

Thomas Zulkosky, 630 Anne Court, stated his concern for the property lines and how close the homes will be located. Alan Brixius stated \$300,000 is the price point; the homes featured are geared towards a low-density product.

Barbara Rains, 656 Lynn Court, stated the houses are smaller and are crammed in. The property values do not match surrounding area. Ms. Rains voiced her concern that there will be a lot of homes in a small area. Alan Brixius stated the values are comparable to Clover Springs. Ms. Rains disagreed stating property value around the area is \$500,000 and the development should be the same and have a continuation of what is already there. Alan Brixius stated the development is intended for additional density and does not believe this will have a negative impact.

Matthew Domeyer, 642 Ridgewood Lane, stated approximately ten years ago the area was proposed to be rezoned and it was not passed. Alan Brixius stated the new homes will be a single family product, just a smaller lot size. Mr. Domeyer questioned why it was not originally zoned with the smaller lot size. Alan Brixius stated there is separation between the developments and the economy has changed. There is opportunity to provide a product in close proximity to the railroad.

Jonathon Werth stated he believes opposite of the previous speakers stating he would like to see more families in Delano but argues against the R-5 zoning. This is nothing currently in the community that is affordable housing and/or multiple family. In his opinion, \$300,000 is not affordable. New families cannot make these pricepoints. Delano is an attractive place to live but families are getting priced out. R-5 is an opportunity for lower priced affordable housing and this would be a good opportunity to bridge the neighborhoods.

Jerald Niesen, 3594 36th Street SE. Mr. Niesen stated he owns the parcel west of the property

and was informed by Lennar Homes the value of his land will decrease if this development does not pass. Alan Brixius stated he is not aware of the context of the discussion and stated he does not have any concerns of the surrounding properties value decreasing with this development.

Troy Collins, 228 2nd Street SW, discussed his concerns proposed value and questioned why the City of Delano decided on the proposed density change. Alan Brixius stated this is the application that was received by Lennar Homes. The City of Delano reviews the application on its merits and if it fits the zoning ordinances. Mr. Collins questions why there is no other recommendation. Brixius stated because the request fits within the zoning code.

Cary Swenson, 4265 72nd Street SE, questioned the Planning Commission why they don't have further questions or recommendations. Larry Bartels stated why Mr. Swenson isn't asking the question he wants to ask. Mr. Swenson stated why more lots? Larry Bartels stated because this is the application received from the developer.

Thomas Zulkosky questioned if the City has done a population study for new developments and more population and if the Delano Public School system can hold more students stating he is concerned he won't be able to live within the community due to increased taxes.

Motion by Larry Bartels, seconded by Jeff Demeules to close the public hearing; motion carried.

Jon Krieg stated it is the Planning Commission's job to look at the application proposed by the developer. City Staff reviews and comments on the application as it relates to current code and zoning ordinances. Mr. Krieg stated based on that, he doesn't see anything that would guide denial of the request. The ultimate decision goes to the Mayor and City Council.

Larry Bartels stated if the Commission doesn't agree with the City Planner's recommendation, they are not approved.

Motion by Jeff Demeules, seconded by Dan Menk to approve request from Lennar Homes for a preliminary plat entitled Highland Ridge 7th Addition, along with a proposed zoning map amendment from R-2 Single Family Residential to R-5 Single and Two Family Residential – following the Planning Commission's recommendation for corner lot access to cul-de-sacs; motion carried.

6. New Business
7. Old Business
8. Updates and Future Land Use Development Application
9. Other Business
10. Adjournment

There being no further business to discuss, the regular Planning Commission meeting of Monday, January 14, 2019, was adjourned.