

ARLINGTON CITY PLANNING & ZONING BOARD
MEETING MINUTES
MARCH 8, 2007

The meeting was called to order at 7:00 p.m., Chairman Nagel presiding.

Members present: Chairman Lowell Nagel, Grabitske, Hislop, Kramer, Kreft, Mielke, Pinske, Councilmember Curt Reetz

Members absent: Haggemiller

Also Present: P&Z Administrator Jenness, Bruce Pinske, Paul Wiemann, Anne Hennen, Curt Kallio

Motion by Kramer, seconded by Grabitske, and passed by unanimous vote to approve the minutes from the February 1, 2007 meeting as presented.

Adm. Jenness handed out a revised copy of the Preliminary Plat of Polar Circle Second Addition. He stated that the Hwy 5 access had been moved over. He re-iterated that this plat is considered a PUD (essentially a Conditional Use Permit to vary from the zoning ordinance) and conditions can be attached. Various letters from Attorney Arneson, Mayor Kreft, Bruce Pinske (Seneca Foods and Minnesota Valley Railroad Authority) were reviewed. Reetz expressed concern that the concept (layout) keeps changing. He commented that he did like the newest concept though because it attempts to put market rate homes around the outer edges. He also expressed concern about the amount of property (over 3 acres) being designated as Outlot land or park dedication. He believes this land is "dead" land and should not be considered as park land; it will not be able to be used for parks. Hislop agreed as the general public cannot benefit from them. Mielke questioned why they didn't move the street closer to the park and eliminate Outlot C all together. Jenness commented that it puts a buffer between the street and park. Kreft questioned if Seneca Foods and Mr. Hennen had met to resolve the issues brought up at a previous meeting. Bruce Pinske commented on Seneca's behalf that they were opposed to this development in its entirety and therefore did not feel a meeting was necessary. Jenness questioned if Seneca Foods was willing to step forward and purchase the property then. B.Pinske stated that Seneca was not interested in purchasing the land.

The Board reviewed the items in Mayor Kreft's letter point-by-point. Considerable discussion was held on which lots should be considered for market rate homes only and what the lot size minimum should be. The issue of city maintenance was also discussed, maintaining outlots (mowing grass areas and dredge/clean out ponds) and snowplowing through the alleyways.

Some discussion was held on whether or not TIF should be allowed. Jenness stated that it had been offered to other developers, but they chose not to use it. Reetz commented that even if TIF is given to Mr. Hennen, there are too many lots within the development that would require subsidized housing. Mielke commented that he liked the that the development would consist of mixed rate homes, but felt it was not balanced throughout evenly as there were more lots for affordable housing.

Motion by Hislop, seconded by Kramer, and carried (Kreft opposed) to accept and recommend to the City Council to approve the Preliminary Plat of Polar Circle Second Addition as presented with the following conditions:

- 1) Lots 1-2, Block 3 be increased (lot size) for market rate homes;
- 2) Outlot F be considered that responsibility of the 2 adjoining property owners;
- 3) Construct a berm and plant trees in a Conservation Easement in Block 7 and 8 adjacent to Highway 5 right-of-way, which will require the lots to be reconfigured;
- 4) A park funding arrangement be apart of the development plan;
- 5) All property within the proposed plat must be annexed before approval of Final Plat;
- 6) Developers agreement must be completed and approved before the approval of the Final Plat;

- 7) City Engineer must approve Final Plat before approval by the City Council;
- 8) All development fees must be paid before Final Plat approval;
- 9) Provide access off of Highway 5 and a right turn lane and a left turn lane (bypass lane) on Highway 5;
- 10) Provide written covenant informing buyers of possible odors and increased truck traffic during canning season at Seneca Foods;
- 11) Relocate the storm sewer that runs through Outlot B;
- 12) The portion of Outlot C (19 ft.) that lies between the proposed street and adjacent property owner be deeded to that property owner.

Jenness reviewed the process for approving a plat for those in the audience; there was some confusion on their part.

Discussion was held on Seneca Foods' concerns about being boxed in by residential development. It was noted that per the zoning ordinance Seneca Foods should be doing some of their own mitigating as far as noise issues go. Jenness stated that once a Comprehensive Land Use Plan can be put in place, these issues will be taken care.

Jenness commented briefly on some other options that are available to developers as far as financing.

Motion by Kramer, seconded by Hislop, and passed by unanimous vote to recommend to the City Council to explore hiring a consultant for putting a Comprehensive Land Use Plan together.

Jenness presented the February Building Permit Report. He stated that the Council approved increasing the sewer rates. He stated that the sewer access charge (SAC) will also change from \$1,325 to \$3,500. Reetz talked about the current sewer system in detail and how an expansion will be needed in 2008-2010.

Jenness read a letter that he had received from Sibley County Environmental Services office regarding Seneca's permit for the silage pile coming up for renewal. No action was taken.

Motion by Grabitske, seconded by Pinske, and passed by unanimous vote to adjourn the meeting.

P&Z Administrator Harry Jenness

Chairman Lowell Nagel