

MINUTES

City of Lake Elmo Parks Commission February 20, 2019

Members Present: Commissioners Mayek, Nightingale, Olinger, Schumacher, & Weeks

Members Absent: Commissioners Ames & Zeno

Staff Present: City Planner Prchal

The meeting was called to order by Chair Weeks at 6:30 PM.

Approval of Agenda

Olinger made a motion to approve the agenda, seconded by Mayek. Motion passed.

Approval of Minutes

Motion by Mayek to approve the January minutes, seconded by Schumacher. Motion passed.

Review of Preliminary Plat for Bentley Village

Prchal presented that Bentley Village is a proposed townhouse development south of Savona Park. They are proposing 240 units on 34 acres with amenities including a pool, playground, open areas, and a trail in the development. There would be public sidewalks along roads to the north and south from the development. The proposed development is within a Neighborhood Park search area and is 500 feet from Savona Park. The developer is proposing to pay fees in lieu of land to satisfy the park dedication requirements. The developer will be required to pay 10% of the value of the land as a park dedication fee.

Schumacher asked if Savona Park could handle the number of people, the search area calls for since it is fairly small. Has concerns that if the City only accepts money in lieu of parkland there will be too much pressure on the existing parks.

Mayek asked about surrounding land use designation. Prchal explained mostly commercial and mixed use surrounded this proposal.

Olinger made the motion to approve the proposed Bentley Village preliminary plat and accept a cash payment in lieu of land dedication to satisfy the park dedication requirement, seconded by Schumacher.

Mayek stated that he felt providing connectivity was the most important piece for this development. Weeks agreed that trail connectivity is important.

The Commission discussed parkland versus fees and the impacts on the City and residents.

The motion to approve the proposed Bentley Village preliminary plat and accept a cash payment in lieu of land dedication to satisfy the park dedication requirement passed unanimously.

Review of Concept Plan for Springs Apartments

Prchal presented that the development south of Savona Park is proposing 300 units on 17 acres with amenities including a pool, clubhouse, and two pet playgrounds in the development.

The proposed development is within a Neighborhood Park search area and is 500 feet from Savona Park. Staff is recommending fees in lieu of land to satisfy the park dedication requirements. The developer would be required to pay 10% of the value of the land as a park dedication fee.

Weeks asked if this is considered medium or high density. Prchal explained that this is mixed-use commercial, which is 10 to 15 units per acre. Council is looking for 50 percent residential 50 percent commercial in the mixed-use districts. They are proposing a higher density through a PUD and providing amenities.

Olinger made a motion to recommend approval of the PUD Concept Plan as requested by Continental 483 Fund LLC for PID# 34.029.21.43.0003 for the project to be known as the Springs Apartments located on the north side of Hudson Boulevard, east of the future north-south street, subject to recommended conditions of approval, seconded by Weeks.

The commission discussed the timing for the build out of the Inwood Park, which is located a mile from these developments. Prchal explained the components of the park have not been determined. Commission mentioned that a resident wanted Pickleball added. Weeks mentioned that with these developments it increases the need to complete the Inwood Park.

The motion to approve the PUD Concept Plan as requested by Continental 483 Fund LLC for PID# 34.029.21.43.0003 for the project to be known as the Springs Apartments located on the north side of Hudson Boulevard, east of the future north-south street, subject to recommended conditions of approval passed unanimously.

March Meeting

Sunfish Lake Park, if comments have been received from the MN Land Trust.

Communication

Weeks asked if the residents that attended the last meeting about Sunfish Lake Park would be notified again. Prchal explained they were not personally notified.

Olinger asked if it is possible to have a public meeting where people can learn about the impacts and benefits of the trails to Sunfish Lake Park since it is a contentious issue. She added it would be nice to see people that are on both sides of the issue attend the meeting. Schumacher agreed that the public should be included so they do not feel left out of the information.

Prchal explained that his report would address more of the issues mentioned at the meetings and that SASCA would likely attend the next meeting. Weeks said he spoke with the City Administrator after the last meeting and she explained that since we are added an amenity to the park and not changing the use to the park, a public hearing is not required and the decision is within the scope of the Commission.

Meeting adjourned at 7:20 p.m.

**Respectfully Submitted,
Tanya Nuss**