

**CITY OF ST. FRANCIS
ST. FRANCIS, MN
PLANNING COMMISSION MINUTES
September 21, 2022**

1. **Call to Order:** The Planning Commission meeting was called to order at 7:00 pm by Chair Women Fairbanks
2. **Roll Call:** Present were Dean Becker, Liz Fairbanks, Deborah Humann, and Dustin Pavel. Absent: Tara Kelly.

Others in attendance: Community Development Director Colette Baumgardner, City Planner Beth Richmond, and Councilmember Kevin Robinson.

3. **Adopt Agenda:** Motion by Pavel, second by Humann to approve the agenda. Motion carried 4-0.
4. **Approve Minutes:**
Chair Women Fairbanks made a correction to the August 17, 2022 minutes, removing Christina Bass and Colleen Sievert from the roll call as they are no longer on the Planning Commission.
Motion by Humann, second by Becker to approve the August 17, 2022 minutes with corrections. Motion carried 4-0.
5. **Public Comment:** None
6. **Public Hearing:**

a. Rivers Edge 7th Addition

Richmond reviewed the staff packet and the applicants request for consideration of the 7th addition of the Rovers Edge, including rezoning a portion of land from the Urban Reserve designation to the Rivers Edge community, a preliminary plat and a conditional use permit for the construction of public roads. She discussed the applicants request for grading the land and the vegetation requirements, including clear cutting not being permitted. She was happy to answer any questions.

Commission asked what clear cutting was. Richmond stated clear cutting is cutting all trees down in an area. Commission asked who ensures that clear cutting does not happen and asked the consequences. Richmond stated the clear cutting requirements are within the City Code so if it occurs, Staff would be the first line of defense to inform and the DNR would then become involved. Richmond explained that the grading plans are being reviewed to ensure that clear cutting does not happen.

Commission asked about the 79 proposed lots being dropped to 29. Richmond said the number had to be scaled back due to the Rum River Management Overlay District.

Public Hearing opened at 7:14 p.m.

Dale Willenbring, 1536 Beachcomber Boulevard, Waconia, who is with the developer came forward and said that he is happy to answer any questions that anyone may have.

Commission asked if there will be sidewalks. Mr. Willenbring said yes there will be sidewalks or trails along each street.

Public Hearing closed at 7:16 p.m.

Motion by Fairbanks, second by Humann to recommend approval for the rezoning, preliminary plat, and CUP with conditions and findings of fact as recommended by Staff. Motion passed 4-0.

7. Regular Business Items

a. Patriot Parkway Concept Review

Richmond reviewed the staff packet and the request to create a loop street with two access points onto Pederson, two new commercial lots, the development of one of the City-owned parcels, and the creation of regional stormwater facilities for the area. She stated the intent is to provide access to the existing parcels as well as anything in these parcels in the future, including a potential future coffee shop. She explained that no motion is needed tonight, just asking the Commission for feedback moving forward with this concept.

Commission asked if the access to the possible coffee shop would be a one-way. Richmond stated it had not been discussed at this point but will be discussed more as a site plan comes through.

Commission discussed that developing this land is a great idea there is just a worry of traffic. Robinson stated there is a Council work session with MNDOT concerning 47 coming up.

Commission asked about the access to the church. Richmond stated it would become a private drive serving the church.

Commission asked about the entry to Manzetti's. Richmond explained that Staff is hoping to have conversations with Manzetti's concerning this since Manzetti's will be affected. Richmond shared she expected Manzetti's would no longer have the individual access and would be something that they would be receiving access as part of the public street. Commission then asked if it would be a cost to the City to curve the access. Richmond stated she was not sure but made note to get that answer.

Commission asked if the City had the funds to purchase this area. Richmond explained the City has been working with the church on a cost. Baumgardner shared it is within the City budgeting process that a roadway would be expanded into this area, so the funds are in the planning process. Baumgardner explained that as far as acquiring the land, the City just approved an agreement with the church and she understood there was some amount of cost sharing with the church as the City is doing public improvement on the church's property which gives the church lots that the church is able to sell.

Commission discussed how the cost sharing with the church allows access for the coffee shop to exist while also creating a revenue stream for the church.

8. Planning Commission Discussion

Commission shared about the upcoming work session with MNDOT.

9. **Adjournment:** Meeting adjourned at 7:32 p.m.

Website Link to Packets and Minutes for the Planning Commission:

<https://www.stfrancismn.org/meetings>