



**Planning Commission Regular Meeting
City Council Chambers, 2660 Civic Center Drive
Minutes – Wednesday, April 3, 2019 – 6:30 p.m.**

1. Call to Order

Acting Chair Bull called to order the regular meeting of the Planning Commission meeting at approximately 6:30 p.m. and reviewed the role and purpose of the Planning Commission.

2. Roll Call

At the request of Acting Chair Bull, City Planner Thomas Paschke called the Roll.

Members Present: Acting Chair James Bull; and Commissioners Chuck Gitzen, Julie Kimble, Michelle Kruzel, Michelle Pribyl, and Peter Sparby

Members Absent: Commissioner James Daire.

Staff Present: City Planner Thomas Paschke, Community Development Director Janice Gundlach and Senior Planner Bryan Lloyd

3. Approve Agenda

MOTION

Member Kimble moved, seconded by Member Sparby, to approve the agenda as presented.

Ayes: 6

Nays: 0

Motion carried.

4. Introduction of Community Development Director, Janice Gundlach

City Planner Paschke introduced Community Development Director Gundlach.

Ms. Gundlach reviewed her work and education history with the Planning Commission.

5. Organizational Business

a. Swear-In New Commissioners, Michelle Kruzel and Michelle Pribyl

Acting Chair Bull indicated the order of business is to swear the two new Commissioners in to their positions. Commissioners Kruzel and Pribyl read the Oath of Office.

b. Elect Planning Commission Chair and Vice-Chair

Acting Chair Bull indicated the Commission needs to elect the Chair and Vice-Chair of the Planning Commission for 2019. He asked for nominations for the Chair.

Acting Chair Bull added his name for Chair of the Planning Commission.

No one else made a nomination. Acting Chair Bull closed the nominations and the Commission voted to elect Commissioner Bull as Chair of the Planning Commission. A vote was taken and passed unanimously.

Acting Chair Bull asked for nominations for Vice-Chair of the Planning Commission.

Commissioner Gitzen indicated he would be interested in Vice-Chair.

No one else made a nomination. Acting Chair Bull closed the nominations and the Commission voted to elect Commissioner Gitzen as Vice-Chair of the Planning Commission. A vote was taken and passed unanimously.

c. Appoint Variance Board Members

Chair Bull indicated there are three members plus and an alternate on the Variance Board.

Mr. Paschke stated Commissioner Daire indicated he would like to continue on the Variance Board so there are three other open positions.

Commissioner Sparby stated he would like to serve as a voting member of the Board this year.

Commissioners Kimble and Gitzen indicated they would like to be removed from the Board.

Commissioners Kruzel and Pribyl both indicated interest to be on the Board.

Commissioner Pribyl indicated she would be the alternate.

Chair Bull stated the Variance Board members will be Commissioners Daire, Sparby, Kruzel with Pribyl being alternative.

d. Appoint Ethics Commission Representative

Chair Bull stated he would still be interested in being on the Ethics Commission. No one else volunteered.

6. Review of Minutes

a. February 6, 2019 Planning Commission Regular Meeting

MOTION

Member Gitzen moved, seconded by Member Sparby, to approve the February 6, 2019 meeting minutes.

Ayes: 6
Nays: 0
Motion carried.

7. **Communications and Recognitions:**

- a. **From the Public:** *Public comment pertaining to general land use issues not on this agenda, including the 2040 Comprehensive Plan Update.*

Mr. Peter Heppner, 3030 Woodbridge Street indicated he was a new resident to Roseville and was at the meeting to address a potential proposal that is in the preliminary stages by Common Bond Communities to rezone several properties along Rice and South Owasso. As a new resident of this neighborhood his house is directly adjacent to the proposed rezoned area. He stated some of his concerns were sent via email on how devastating the rezoning would be for the neighborhood if it were to continue.

Mr. Heppner stated if the rezoning were to go through, he believed it would cause damage to the neighborhood. Many people who have lived in the neighborhood for a long time have expressed to him that those residents are intending to leave should the properties be rezoned. Also, as a personal note, his wife and himself would not have purchased the property had he known that a building of the type proposed, which is a three-story affordable elderly care building, would be in their backyard. The building would cause damage to the local resources, and damage to the plantings in his yard if a parking lot were to be built behind his house. He stated his family's ability to enjoy their backyard would be damaged and he also believed this did not align with the City Code.

Mr. Heppner believed this property would be a harmful intrusion on the neighborhood and would cause damage. He stated he went to the open house meeting and as he was talking to the architect it came to his attention that the architects were not aware of the neighborhood and have no idea what the neighborhood is like or what native trees are in the neighborhood. The architects have not considered the property itself beyond an initial glance. He overheard one of the architects talking to a Common Bond employee stating he was very glad the company did not show the residents any height renders of the building because the residents would all be very upset due to not matching the scale of the neighborhood, does not match any of the corners surrounding it and it does not match the houses. The architect also told him directly that although the lights from the parking lot would not cause problems, the brightly lit windows overlooking the yard would be very annoying.

Mr. Heppner thought it was a major issue that all of the properties in question belong to a single individual who has approached these people to build this project. He believed the owners intention is to increase the property value in order to sell and get a return on their investment. He thought this building has no place in a neighborhood like his and exactly the type of intrusion that zoning is intended to prevent. He urged

the Planning Commission to decline the proposal to rezone the properties should it be submitted.

Mr. Heppner stated he gathered signatures from fifty of his neighbors who are against this.

Chair Bull asked how Mr. Heppner's information best be addressed.

Ms. Gundlach indicated Mr. Heppner can give her the information and she can submit it as public record once an application is made. She stated at this time an application has not been formally submitted.

Chair Bull appreciated Mr. Heppner coming forward and expressing his concerns for the neighborhood.

Ms. Heather Anderson, 3034 Woodbridge Street stated her family has been in Roseville for twenty-seven years. She agreed with everything Mr. Heppner said. She did reach out to the City and received some information from Mr. Paschke, and he told her for the past five years (2015 to 2018), there have not been any changes from Low Density to High Density and there was a denial of request on County Road B. She stated that this is not something Roseville tends to do if a Low-Density neighborhood. The neighborhood is very concerned about this proposed project. She noted there are no plans for buffers such as fencing and there is concern about drainage from the property as well. The neighborhood did not think it was the right place to build a three-story building.

Mr. John Cook, 3021 Woodbridge Street stated the traffic south of Wausau is already bad and a three-story building will increase the traffic on that road. At the meeting the owners indicated one of the reasons why a three-story building was being proposed was because of mass transit and local for a bus to get in and out of there. He stated there used to be a DX Station on the corner and he wondered if anyone has done a soil sampling and if there is any contamination in the ground.

Mr. John Squires, 3029 Woodbridge, stated he built his house in 1962. He stated at the time it was a nice, quiet and rural neighborhood and his family grew up there. He stated if there is going to be a three-story building it will cut out all of the natural sunlight that comes into his home now. He stated he was against this. Building a building there of that size in a residential area is not right. He thought a building should be built on open land without a lot of houses around.

Mr. Lloyd Willbright, 3022 Woodbridge Street stated he has been out of town for a while but received a call indicating the project was going to be discussed at this meeting. He stated he did not know all that is going on yet but what he heard enough from his neighbors to know that he did not agree with such a building in that location.

- b. From the Commission or Staff:** *Information about assorted business not already on this agenda, including a brief update on the 2040 Comprehensive Plan Update process.*

Commissioner Kimble stated it was unfortunate the Commission did not get to roast Chair Murphy on his way out. She thought for the record the Commission should thank him for his service on the Commission and commend him for the years he has been on the Commission.

Chair Bull agreed. He stated Commissioner Murphy did provide a lot of valuable input and helped him when he came on the Commission. He appreciated all of Commissioner Murphy's service and input he has given over the years.

Chair Bull stated the Ethics training will be held on Wednesday, April 10, 2019 at 6:30 p.m. for all Commissioners and Department Heads in the City. In addition to that there is a new Commissioners meeting at 5:30 p.m. and a meeting for any new Chair's and Vice-Chair's at 5:30 p.m. as well. He noted there will be a light dinner at 6:00 p.m. He stated one thing that will be different with the Ethics training this year is because of the number of questions that have come up regarding conflict of interest and also of the open meeting law, the Ethics training is also going to have some information on those two topics to make sure everyone is clear on what the rules are for those.

8. Public Hearing

- a. Consider Request By City of Roseville Of A Zoning Map Change (Rezoning) Of The Southwest Corner Of 211 North McCarron's Boulevard (PF18-016)**

Chair Bull opened the public hearing for PF18-016 at approximately 7:03 p.m. and reported on the purpose and process of a public hearing. He advised this item will be before the City Council on April 22, 2019.

City Planner Paschke summarized the request as detailed in the staff report dated April 3, 2019.

Public Comment

No one came forward to speak for or against this request.

Chair Bull closed the public hearing at 7:08 p.m.

Commission Deliberation

Member Gitzen thought this request follows what was passed at the last meeting and addresses some of the concerns of rezoning it to this zoning compared to what it was. He noted the Commission was concerned about what could go in that area and this will alleviate all the concerns. He stated he would support the proposal.

Chair Bull stated he was at the City Council meeting when this was being discussed and the Council was discussing changing this to LDR-2 Zoning and the Council's desire was to have it LDR-1 since it was not conforming but since the timeframe had elapsed for consideration it became automatically approved into LDR-2 so this is taking it back into LDR-1 as where it would have been directed to go.

Commissioner Kimble stated she was in support of this.

Commissioner Sparby stated he was also in support. It sounds like the development would meet the LDR-1 standard and that is the intention of the City Council and what was considered at the last Planning Commission meeting.

Commissioner Pribyl stated she was also in support of this, it makes sense to have it LDR-1 because there is other LDR-1 Zoned property around it.

Commissioner Kruzal stated she would also support this because it fits in with the criteria and what the City Council wants.

MOTION

Member Kimble moved, seconded by Member Gitzen, to approve the property be rezoned from an Official Map classification of Low Density Residential-2 (LDR-2) District to Low Density Residential-1 (LDR-1) District (PF18-016).

Ayes: 6

Nays: 0

Motion carried.

9. Adjourn

MOTION

Member Sparby, seconded by Member Pribyl, to adjourn the meeting at 7:11 p.m.

Ayes: 6

Nays: 0

Motion carried.