

## OFFICIAL PROCEEDINGS

Minutes of the Spring Lake Park Planning Commission regularly scheduled meeting held on November 25, 2019 at the Spring Lake Park Community Center, 1301 81<sup>st</sup> Avenue N.E., at 7:00 P.M.

### 1. Call to Order

Chair Bernhagen called the meeting to order at 7:00 P.M.

### 2. Roll Call

Members Present: Commissioners Bernhagen, Julien, Eischens and Cobbs

Members Absent: Commissioner Hansen

Staff Present: Administrator Buchholtz  
Executive Assistant Gooden

Visitors: Councilmember Delfs  
Councilmember Goodboe-Bisschoff  
City Planner Carlson  
John Herman, 7807 Monroe Street NE  
Dan Super, Realtor, Spring Lake Park  
Josh Pomerleau, JP Brooks Inc.

### 3. Pledge of Allegiance

### 4. Approval of Minutes – October 25, 2019

Chairperson Bernhagen stated that he voted NAY on both items on the October 25, 2019, agenda. He asked that the minutes be corrected.

MOTION BY COMMISSIONER EISCHENS, SECONDED BY COMMISSIONER JULIEN, APPROVING THE MINUTES WITH CORRECTIONS OF OCTOBER 25, 2019. ROLL CALL VOTE: ALL AYES. MOTION CARRIED.

### 4. Unfinished Business - Planned Unit Development the north 300 feet of 7700 Monroe Street – JP Brooks Homes, Inc.

Phil Carlson, Stantec, reported that the JP Brooks Planned Unit Development was heard at the Planning Commission meeting on October 28, 2019 and continued so that the Commission could hear from the developer. He stated that the project remains the same as previously submitted and requested a six-lot single-family subdivision fronting Monroe Street, with lots 50 feet wide by 210 feet deep, or about 10,500 square feet each. He said the project requires a PUD to accommodate a reduced lot width of 50 feet, versus the R-1 standard of 75 feet.

Mr. Carlson recommended approval of the preliminary plat and planned unit development applications with the following conditions: 1) the front setback for structures will be 40 feet from the Monroe Street right-of-way; 2) the property will be platted to create six home lots and one outlot for the infiltration storm pond; 3) City utilities will be constructed with the City Engineer's review and approval; and 4) All grading, erosion control, stormwater management, and other required plans will be reviewed and approved by the City Engineer before building permits are issued.

Commissioner Cobbs inquired as to who would own and be responsible for the pond on the back of the lots. Administrator Buchholtz stated that the developer is proposing to deed the property for the pond to the City for stormwater management and maintenance purposes per the Watershed District.

Chairperson Bernhagen stated that with the lots being 50 feet wide he feels that the City would be setting a precedence for future development. He has concerns with the homes being so close together. Mr. Carlson reported that all the new development requests would have to be brought before the Planning Commission and City Council. He stated that approving this request does not set a precedence for future developments. He explained that future applicants would need to state their case for reasons to build on smaller lots should the issue be brought up.

Commission Eischens inquired if there could be four homes built on the lots at 75 feet wide rather than the six proposed homes. Josh Pomerleau, JP Brooks Inc., stated that the builder did consider this option but because of the infrastructure costs it would not be feasible. He stated that many cities are using this approach of building homes on lot sizes such as these. He reported that proposed homes are split level homes in the \$300,000 - \$400,000 price range with two car garages and approximately 2,000 square feet.

Mr. Pomerleau inquired about the lot split that the Planning Commission approved on Pierce Street. He inquired if a variance was approved for two units to be built on 75-foot lots to accommodate a total of four units. Administrator Buchholtz stated that the variance was approved for two twin homes to be built after the lot split was completed. He stated that the consensus of the City Council is that they would prefer to see single family homes to be built in the future, as the City's recent experience with two-family dwellings is that they are converted into rental properties.

Commissioner Julien stated that the price range of the proposed homes and Spring Lake Park do not seem to fit the neighborhood style. ~~He stated that attached unit homes would be a better option in that neighborhood.~~ He stated his opinion that the new homes would look like castles and would be hard to market.

Administrator Buchholtz stated that the new homes on McKinley Street did sell quickly at the price range of \$350,000.

John Herman, 7807 Monroe Street NE, expressed concern about the significant departure from the minimum lot width. He stated that the homes will not match the existing homes and the new homes will be all garage showing when one looks at the homes. He was concerned with the difference in the setbacks and the width of the homes.

Commissioner Eischens stated that he would like to see four homes built on the 75-foot lot and it would be a better fit and look for the neighborhood. He is concerned with the proposed homes being so close together if there were a fire or other emergency.

Commissioner Julien stated that he feels the proposed plans show too much house for too small of an area. Commissioner Eischens concurred.

Mr. Carlson stated that the request for narrower lots is reasonable in this case as the site could hold greater density under the terms of the City's Zoning Code. He said the site could accommodate between 8-10 twin-home units (4-5 structures) under the terms of a Conditional Use Permit. He stated his opinion that granting a PUD for 6 narrow but deep lots are a reasonable approach to the development of the land. He reminded the Planning Commission that under a Conditional Use Permit twin homes could be built.

Dan Super, Realtor, stated that with the proposal of four homes from the Planning Commission the infrastructure costs would be too great and if twin homes were built on the same size lot, there could be up eight twin homes/duplexes.

Mr. Pomerleau stated that with these proposed six homes there would be great curb appeal and there would be six single-family homes rather than eight twin home units.

Chairperson Bernhagen stated that the houses that are being proposed are not like any in Spring Lake Park currently and they would look like a new development in a well-established neighborhood. He stated that the surrounding neighbors would not be happy with the newer homes.

Commissioner Cobbs stated that he had a conflict of interest on this project as his company works with the applicant, JP Brooks Homes, Inc., and that he would be abstaining from discussion and vote.

Administrator Buchholtz stated that the Planning Commission would need to have reasons to deny the Planned Unit Development Application for the City Council to review. He stated that the Planning Commission has stated that their concerns include the proposed setbacks on the lots; the size of the proposed homes on the lot size and the close proximity of the homes being built so close together.

MOTION BY JULIEN, SECONDED BY EISCHENS TO DENY THE PLANNED UNIT DEVELOPMENT APPLICATION FOR JP BROOKS HOMES, INC COVERING THE NORTH 300 FEET OF 7700 MONROE STREET NE. ROLL CALL VOTE: JULIEN – AYE; EISCHENS – AYE; BERNHAGEN – AYE; COBBS – ABSTAIN. MOTION CARRIED 3-0.

#### 6. Other

No other business was presented.

#### 7. Adjourn

MOTION BY COMMISSIONER EISCHENS, SECONDED BY COMMISSIONER COBBS TO ADJOURN. VOICE VOTE: ALL AYES. MOTION CARRIED.

The meeting adjourned at 7:34 PM.