

# Credit River Planning Commission and City Council Meeting

Monday, July 19, 2021 6:00pm

## Minutes

**Members Present:** Mayor Kostik, Council Members Lawrence, Schommer, Novak and Stevens

**Others Present:** City Planner Nash, Engineer Nelson, Treasurer Hill, Clerk Donovan

Residents in attendance: 19 in person

Remote: 4

## Planning Commission Meeting July 19, 2021

Mayor Kostik called the July 19, 2021, Planning Commission Meeting to Order at 6:00 pm

### 1. Approve or Amend Agenda

Mayor Kostik asked for amendments or approval to the Planning Commission Agenda. No amendments were added.

**Motion to approve the Planning Commission Agenda as stated: Council Member Novak**

**Second: Council Member Schommer**

**Motion Passed: 5-0**

2. **Consent Agenda** Those items on the Planning Commission Agenda which are considered routine or non-controversial are included as part of the Consent Agenda. Unless a Council member specifically requests that an item on the Consent Agenda be removed and considered separately, items on the Consent Agenda are considered under one motion, second and vote. Any item removed from the consent agenda shall be placed on the agenda under Old Business.

**No items on Consent Agenda.**

### 3. Public Hearings

#### 1) Preliminary Plat – Ranch of Credit River (CN)

Planner Nash introduced the Preliminary Plat for The Ranch of Credit River development for 24 lots. The Subdivision Ordinance requires the Preliminary Plat for the entire development. The detailed Concept Plan will be presented, which is approximately 417 acres and 128 potential lots.

Concept Plan: The joint staff comment letter prepared by Planner Nash & Engineer Nelson was reviewed and is in the packet. Preliminary Plat reviewed at a high level. Streets, possible park, lot layout

were discussed. Issues regarding buildable area and drainage concerns were discussed. DNR protected creek have increased structure setbacks. Building pad sizes concern for several lots. Location of a future park is considered an issue and will need to be identified later. Curb and gutter are proposed.

Scott County Hwy Comments: Turn lanes for 207<sup>th</sup> could affects lots. P. Feldman property identified as an existing driveway requested to be removed off county road.

**Mayor Kostik Opened the Public Hearing for The Ranch of Credit River Preliminary Plat:**

**Public Comments:**

- Lisa & Ken Steffes -20575 Vernon Ave. Planner Nash read email. Comments included concern with wanting a park in area. Liked the multiple builders. Asked for the future expansion plans related to the Ranch of Credit River.
- Brock Drombrowski: What are the price points of the and will it be open to other builders? Planner Nash advised the Developer will comment on these questions.
- John Feldman, son of Patti Feldman, commented on Phase I, representing the estate of P. Feldman. He had not heard of the driveway being changed from accessing the county road. Requested additional information.
- Amy Olson: Wondering about the current volume of traffic and what is county plan for CR91 with additional turn lanes. Engineer Nelson estimated approximately 1400 cars/day was projected. Turn lanes are being discussed.

Hearing no further comments Mayor Kostik requested a motion to close the Public Hearing.

**Motion to close Public Hearing on the Ranch of Credit River Preliminary Plat: Council Member Novak**

**Second: Council Member Schommer**

**Motion Passed: 5-0**

Developer Bill Feldman addressed the Planning Commission and thanked the Planning Commission for the opportunity to meet. Target prices for homes at approximately \$1M, with four builders already signed. There will be an architectural covenant and a HOA. Any park would be dedicated to the city. Price point of lots will be approx. \$200k

Comment letters from Scott County and staff reports have been provided to the Developer's engineers for review.

Engineer Nelson: Concept plans are not officially approved or denied.

Planner Nash: Next step is asking Planning Commission for the park identification. Park search is in this area from the 2040 Comp Plan and should be discussed & identified.

Planning Commission should provide any comments to Planner Nash.

Council Member Schommer commented that a park in Phase I is not recommended because area is not feasible based on topography of land.

Ben Ford, Developer's Engineer, commented a park was not going to be in this phase and would be in a future phase.

Engineer Nelson: Future park could be 10 years out depending on the development. Decision for Planning Commission if this is an area for a park.

Bill Feldman was hoping to connect P. Feldman driveway in with the future phase as he believes the proposed driveway has a steep access.

Trail connection discussed with Territory 5<sup>th</sup>, which is a privately owned trail with Territory HOA North/South Trail is not in Phase I.

Council Member Stevens – commented on concerns with drainage and private culverts. Per Engineer Nelson, one 48" culvert in area benefitting 2 lot owners, only to be able to access the back of property. Who will maintain the culvert? Planner Nash commented it would be property owners who would maintain. Engineer Nelson explained culvert needed to access back of property for things such as maintenance and alternate septic sites.

Recommendation is to table tonight and work with Developer's engineer to correct Preliminary Plat based on comments and recommendations.

New plans to be resubmitted to Planner Nash and Engineer Nelson. Timeline will depend on review time with County and staff and outstanding items to be placed on the August Planning Commission meeting agenda.

#### **4. Adjourn Planning Commission Meeting**

**Motion to adjourn the July 19, 2021, Planning Commission Meeting: Council Member Lawrence**

**Second: Council Member Schommer**

**Motion Passed: 5-0**

## City Council Meeting July 19, 2021

Mayor Kostik called the July 19, 2021, City Council Meeting to Order, Pledge of Allegiance

### 1. Approve or Amend Agenda

Mayor Kostik asked for amendments or approval of the City Council agenda. Council Member Lawrence requested to add "Planning Commission" as item 5.2 under General Business.

**Motion to approve the City Council Agenda as amended: Council Member Novak**

**Second: Council Member Lawrence**

**Motion passed: 5-0**

2. **Consent Agenda** Those items on the Council Agenda which are considered routine or non-controversial are included as part of the Consent Agenda. Unless a Council member specifically requests that an item on the Consent Agenda be removed and considered separately, items on the Consent Agenda are considered under one motion, second and vote. Any item removed from the consent agenda shall be placed on the agenda under Old Business.

#### 1) No items on Consent Agenda

3. **Open Forum** The public forum is intended to afford the public an opportunity to address concerns to the Council. The public forum will be no longer than 30 minutes in length and each presenter will have no more than five (5) minutes to speak. Topics of discussion are restricted to local governmental topics rather than private or political agendas. The Council may discuss but will not take formal action on public forum presentations.

Mayor Kostik opened the Open Forum to residents:

- **Cathy Haugh 17570 Murphy Lake Blvd:** Commented on Murphy Lake Blvd maintenance. Traffic is increasing and people are using Murphy Lake Blvd as a cut through from CR 21. Can dust coating be done more than once per year? Council Member Lawrence stated dust coating schedule done late May, early June and is based on rain. Dust coating is done to keep dust from residential area and the entire road is not done. Mayor Kostik stated another coating is being scheduled. Cathy Haugh would like to pay for additional expense of additional coating on her area. Council Member Lawrence will follow up with Cathy Haugh regarding additional dust coating expense.

Hearing no other comments, the Open Forum was closed.

#### 4. Public Hearings

No public hearings.

#### 5. General Business

##### 1) Budget Update

Treasurer Hill updated the council on the budget meetings held with the council members. Information from staff is still needed. Engineer Nelson will have the Capital Improvement Project (CIP) for the next council meeting in August.

##### 2) Planning Commission

Council Member Lawrence placed a notice for the five Planning Commission position openings in both papers. Planning Commission positions will be for two one-year and three two-year terms with the one-year term ending December 2022. Planner Nash said this will work with the ordinance.

Applications will close on July 30 end of day. Council Members will rank their top applicants 1-5, 5 pts to the #1, #2 = 4 pts, etc.

Clerk Donovan will send out a reminder to the Council members to submit their top 5 candidates in order. Resulting top 3 rankings will get two-year terms and then ranking 4 & 5 will get a one-year term. Transition is recommended to have the newly appointed Planning Commission members attend the August 16 Planning Commission Meeting to familiarize themselves with the current items. New Planning Commission will assume the responsibility of existing items.

Planning Commission compensation was discussed at the Budget Meeting: \$80 per meeting is recommended as the same as the council members. Will be on the agenda in August for approval.

#### 6. Councilmember Liaison Updates/Councilmember Reports

- Mayor Kostik updated the Council on a meeting held with Prior Lake Fire which included Council Member Lawrence and Treasurer Hill. Prior Lake is looking to add full time staff for 2023.

#### 7. Approval of Claims Listing

Treasurer Hill advised claims to be paid are \$8,662.67.

**Motion to approve the claims as listed in the check summary report: Council Member Novak**

**Second: Council Member Schommer**

**Motion Passed: 5-0**

**Check Summary Report:**

Check Number	Vendor	Date	Amount	Comments
Paid Chk# 011037	METRO WEST	7/19/2021	\$2,673.35	Permits finalled May 2021
Paid Chk# 011038	TWIN CITIES RECREATION INC	7/19/2021	\$1,600.00	Park Swing set removal and set
Paid Chk# 011039	U.S. BANK EQUIPMENT FINANCE	7/19/2021	\$112.60	Acct#1388554;Lease Payment
Paid Chk# 1000096E	CENTERPOINT ENERGY	7/5/2021	\$2.32	Townhall gas
Paid Chk# 1000101E	MVEC	7/6/2021	\$987.61	Acct#777628301-MHSP Elec
Paid Chk# 1000102E	NUVERA COMMUNICATIONS INC	7/6/2021	\$755.31	Acct #170421-Stonebridge Phone
Paid Chk# 1000103E	XCEL ENERGY	7/6/2021	\$12.65	Acct#51-6509820-6 St. Francis
Paid Chk# 1000097E	MVEC	7/5/2021	\$944.31	Acct#777628301-MHSP Elec
Paid Chk# 1000098E	CENTERPOINT ENERGY	7/5/2021	\$69.26	Townhall gas
Paid Chk# 1000099E	NUVERA COMMUNICATIONS INC	7/5/2021	\$756.87	Acct #15170421-Stonebridge Pho
Paid Chk# 1000100E	XCEL ENERGY	7/5/2021	\$0.00	Acct#51-6509820-6 St. Francis
Paid Chk# 1000105E	ANCHOR BANK	7/6/2021	\$60.00	MHSP June 21 Bank Fee
Paid Chk# 1000105E	Minn Dept of Labor	7/15/2021	\$688.39	Qtrly Permit Surplus Payment
			\$8,662.67	

**8. Adjourn**

There being no further business before the City Council, a motion to adjourn was heard.

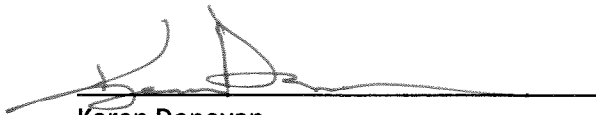
**Motion to Adjourn the July 19, 2021, City Council Meeting: Council Member Schommer**

**Second: Council Member Novak**

**Motion Passed: 5-0**

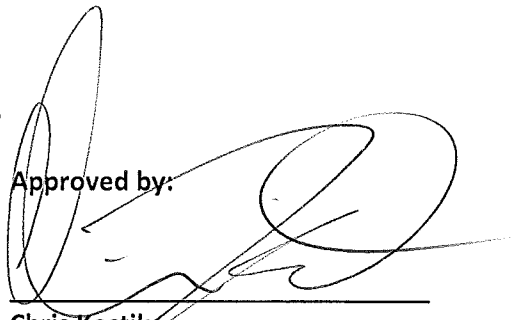
The July 19, 2021, Council Meeting was adjourned at 8:30 pm.

Recorded by:



**Karen Donovan**  
City Clerk-Credit River

Approved by:



**Chris Kostik**  
Mayor- Credit River