

Planning Commission Meeting

Thursday, September 15, 2022, at 6:00pm

Minutes

Planning Commission Members Present: Chair Markert, Vice Chair Olson, Planning Commission Members Siemers, Zanto, Wolf

Others Present: Planner Nash, Mayor Kostik, Council Member Schommer, City Administrator McNeill, Attorney, Ruppe, Engineer Nelson, Clerk Donovan

Broadcast via Credit River YouTube Channel

Planning Commission Chair Markert called the September 15, 2022, Credit River Planning Commission Meeting to Order at 6:00pm, Pledge of Allegiance

1. Approve or Amend Agenda

Motion to approve the Agenda as presented: Planning Commission Member Zanto

Second: Vice Chair Olson

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 Planning Commission 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 at the end of General Business.

3. Public Hearings

4. General Business

1) Summergate

a. Concept Plan

Chairman Markert reviewed what was sent out for review to the Planning Commission. He stated this is not a public hearing but will hear resident comments. Planning Commission and Planner will not be able to answer questions at this time. Applicants – appeared at the meeting.

Planner Nash reviewed the Metropolitan Land Use Planning Act which under state law requires communities in the metro area to adopt Comprehensive Plans that are consistent with the regional plan prepared by the Met Council (Thrive 2040). Met

Council set the northern 1/3 of Credit River to be included in the long-term Sewer Service Area (LTSA) for about 20 years. Development of property within the LTSA is required by the Met Council to average 3 housing units per net acre of land. Scott County previously guided and zoned this area for Urban Expansion Reserve (UER) to preserve it for future growth at urban densities.

In 2019 Credit River adopted the 2040 Comprehensive Plan, which is very similar to the 2010 map from Scott County. The next update will likely start in 2026. It is anticipated that with that update property that is in the UER currently will move into the Metropolitan Urban Service Area (MUSA). The Met Council will tell council what to plan for. There is a requirement to adopt Comprehensive Plan every 10 years.

Planner Nash explained Summergate submitted a Concept Plan for review and consideration to look at subdivision design. Credit River will need to do a Comprehensive Plan amendment. The concept plan includes 188 lots shown at 65' which is similar to Savage sized lots on Hampshire. Purchase Agreement for lots noted. Some out lots also planned with preserve area. Ghost Plans helps with evaluating plans for future roads to connect.

Summer Gate Representatives: Brian Tucker, Project Manager and Casey Waschlager, COO with Summergate based out of Lakeville. Explained that this is a low-density project meaning 3 to 4 housing units per acre. Expectation that this would develop with utilities.

Chairman Markert opened the meeting for resident comments, 10 written comments have been received. Noted that this is not a Public Hearing, Public Hearings will take place later. Chairman Markert asked time limits to 3 minutes per person and 30 minutes total.

- Katherine Mahoney- Creekwood Dr.- What happened to keeping Credit River a rural feel. Concerned with the sewer and water in area. Concerned with Summergate.
- Monique Rupp 16201 Hampshire Ave- with the safety on Hampshire Ave and site line and increase in traffic.
- Mike Haberlack: 7905 165th St. : Comment regarding the number of cul de sacs in the Concept plan and the policy Credit River has regarding prohibited cul de sac in new developments. (It was noted that Staff did make comments in their memo regarding the cul de sacs).
- Dan Haugen: 7617 165th – Comments regarding water usage and sanitary sewer service with Savage. Encouraged the Commission and Council to look both short term and long-term needs.
- Zach Lien 16170 Creekwood Cr. – Wanted the commission to be aware of the Blanding turtle in area and is threaten species.
- Lloyd Creshaw - Creekwood Road: Asking for clarification on the Concept Plan
- Denise Peterson: 8030 165th St E – Had bought property to have horses and utilizing Murphy Hanrahan Park. Concerned with the horses being an “attractive nuisance” with the 60 homes neighboring their home and the horses .

- Tom Dunlop 8082 165th St- Understand that development is coming. Comments regarding the wooded area and potential to lose the trees currently where development is planned.
- Neil Michaels – 7460 165th St. – Knew at one point the area would be developed but had thought the area would be acreage lots. Would like 3 acre lots to save trees and wildlife.
- Tim Conroy: 17215 Johanna Dr. concerned with the speed of development in Credit River, and it needs to be slowed down.
- Kelly Dupasquier 7600 165th – Concerned with the increase in traffic with the two additional outlets.
- Nancy Guttormson 16230 Webster Ct. Increased Flooding concerns and vulnerability of the wetlands
- Jake Johnston – 8056 165th St. Credit River does not have a tree ordinance in place. Sent Planner Nash an email at approximately 4:30. Feels it is premature to consider without a tree ordinance.
- Kevin Trego –7031 167th Concerned with losing the rural feel. Concerned with setting a precedent with the dense residential plan. Concerned sewer and water will moving south and increased density issues and setting a precedent.
- Kathy Michaels – 7460 165th St. Based on the meeting with Credit River prior to becoming a city. Candidates promised to keep Credit River the way it is today.
- Dixon Gimpel -16065 Hampshire: Concern with the size of lots at 65’ and homes bringing down the value of the current homes. Who is paying for lift station, roads, bridge?
- Jay Saterbak – Concerned if Credit River is ready for a project this size with infrastructure and who is paying for the infrastructure?
- Erik Solberg – 7491 167th E. Density concern with concept plan.
- Jim Prochaska- 7296 165th St E – Is there a legal timeline that this needs to be developed. Planner Nash noted – no timeline except the 2040 Comp Plan as determined by Met Council. No one is required to sell their property. Attorney Ruppe – Minnesota law states the timeline starts once the application has been received or it is automatically approved. An application has not been received at this time only the Concept Plan. City must comply with the Met Council.
- Jamie Johnston –8056 165th St. Understands this is preliminary but why is it listed as a future development on the website. Planner Nash noted that information will be added to the website to allow for information to be public.
What is the maximum size that the city-& Met Council will accept for this development. Planner Nash stated an avg of 3 houses/acre at a minimum. Can do larger lots in this area but there is a tradeoff and may have to do apartments or townhomes to make up the difference.
Is there a trail system planned? Concerned with speed currently on 165th .

Chair Markert requested if any other comments would like to be noted please send via email to Planner Cindy Nash.

Chairman Markert – Asked Summergate representative for any comments.

Chairman Markert reiterated this meeting was just an informational meeting and no decisions will be made at this time.

2) Draft Shoreland Ordinance

Chair Markert asked Planner Nash to review the draft of the new Shoreland Ordinance.

Planner Nash stated the county can only do Shoreland Ordinances for a township. Since Credit River has become a city, it is required by law to do an Ordinance with requirements by the DNR. The city can look at the Scott County shoreland ordinance but cannot use an exact copy because it needs modification based on DNR requirements. DNR will need to approve ordinance.

Planning Commission questions/comments:

- When does the ordinance need to be completed by the city? Planner Nash advised no set date, but she would like to set a public hearing for November.

5. Adjourn Planning Commission meeting

Motion to Adjourn the September 15, 2022, Planning Commission Meeting: Planning Commission Member Wolf

Second: Planning Commission Member Siemers

Motion Passed: 5-0

The September 15, 2022, Planning Commission Meeting was adjourned at 7:50 pm.

Approved by:



William D. Markert Planning Commission Chair - Credit River

Recorded by:



Karen Donovan City Clerk-Credit River