

MINUTES OF THE PROCEEDINGS OF THE PLANNING COMMISSION OF THE CITY OF CHAMPLIN IN THE COUNTY OF HENNEPIN AND THE STATE OF MINNESOTA PURSUANT TO DUE CALL AND NOTICE THEREOF

REGULAR SESSION
MARCH 21, 2016
CITY COUNCIL CHAMBERS

CALL TO ORDER THE CHAMPLIN PLANNING COMMISSION MET IN REGULAR SESSION AND WAS CALLED TO ORDER BY CHAIRPERSON R.J. THIEL AT 7:04 P.M.

ROLL CALL PRESENT WERE: CHAIRPERSON THIEL, COMMISSIONERS MATT BOLTERMAN, DAVID BOUCHARD, DAN COSTELLO, TIM LACROIX, KATHY MANEMANN, MICHAEL PETERSON, AND NATE TRUESDELL. ABSENT: COMMISSIONER STEPHANIE BITTERMAN. ALSO PRESENT WAS CITY PLANNER SCOTT SCHULTE.

ROLE OF THE COMMISSION CHAIRPERSON THIEL BRIEFLY REVIEWED THE ROLE OF THE COMMISSION.

APPROVAL OF AGENDA (MARCH 21, 2016) MOTION MOTION BY COMMISSIONER TRUESDELL AND SECONDED BY COMMISSIONER MANEMANN, TO APPROVE THE AGENDA OF THE MARCH 21, 2016 PLANNING COMMISSION MEETING AS PRESENTED. ALL VOTED IN FAVOR AND THE MOTION CARRIED.

APPROVAL OF MINUTES (FEBRUARY 16, 2016) MOTION MOTION BY COMMISSIONER BOUCHARD AND SECONDED BY COMMISSIONER PETERSON TO APPROVE THE MINUTES OF THE FEBRUARY 16, 2016, PLANNING COMMISSION MEETING AS PRESENTED. ALL VOTED IN FAVOR AND THE MOTION CARRIED. COMMISSIONERS COSTELLO AND LACROIX ABSTAINED.

OPEN FORUM NO ONE WAS PRESENT FOR OPEN FORUM.

PUBLIC HEARINGS

PROJECT 2016-03: THE LEGENDS OF CHAMPLIN; REQUEST FROM DOMINIUM FOR A LAND USE AMENDMENT, REZONING PRELIMINARY PLAT AND SITE PLAN APPROVAL FOR A 184 UNIT SENIOR APARTMENT DEVELOPMENT AT 11635 THEATRE DRIVE (LOT 2 AND PART OF LOT 3, BLOCK 2, ELM CREEK COMMONS) THE CITY PLANNER PRESENTED A REQUEST FROM DOMINIUM TO DEVELOP A FIVE-ACRE PARCEL SOUTH OF THE CHAMPLIN WATER TOWER TO CREATE A SENIOR LIVING FACILITY. HE EXPLAINED THAT THE REQUEST WOULD REQUIRE AN AMENDMENT TO THE COMPREHENSIVE LAND USE PLAN; A REZONING FROM COMMERCIAL GENERAL BUSINESS/PLANNED UNIT DEVELOPMENT (PUD) TO HIGH DENSITY RESIDENTIAL/PUD; A PLAT WHICH WOULD CREATE A SINGLE LOT OF RECORD FOR THE PROPERTY; AND A SITE PLAN FOR THE DEVELOPMENT AND ASSOCIATED IMPROVEMENTS. HE NOTED RECENT PROJECTS THAT THE DEVELOPER, DOMINIUM HAS COMPLETED IN NEIGHBORING COMMUNITIES. HE STATED THAT IN THE PAST THE ELM CREEK COMMONS DEVELOPMENT PLAN THIS SITE HAD BEEN DESIGNATED FOR A HOTEL. HE NOTED THAT THE SITE HAS IN ESSENCE BEEN SHOVEL READY FOR SEVERAL YEARS WITH A LACK IN DEVELOPMENT. HE STATED THAT STAFF BELIEVES THAT THIS SITE WOULD BE A GOOD FIT FOR HIGH DENSITY RESIDENTIAL USE AND NOTED THAT THE PROXIMITY TO SURROUNDING AND NEARBY BUSINESSES WOULD ALSO BE AN AMENITY FOR THIS TYPE OF USE. HE NOTED THAT THIS PROJECT WOULD QUALIFY AS AN AFFORDABLE HOUSING DEVELOPMENT AND WOULD ALMOST MEET THE LIVABLE COMMUNITIES REQUIREMENTS OF THE METROPOLITAN COUNCIL FOR THE NEXT 20 YEARS. HE NOTED THAT THE DEVELOPER COMPLETED A MARKET STUDY AND DETERMINED THAT THIS USE IS IN HIGH DEMAND. HE REFERENCED THE REZONING REQUEST AND STATED THAT THE R-5 ZONING DISTRICT HAS A MAXIMUM OF 18 UNITS PER ACRE AND THIS PROJECT WOULD HAVE 36 UNITS PER ACRE. HE STATED THAT STAFF RECOMMENDS A PUD OVERLAY IN ORDER TO ALLOW THE HIGHER DENSITY. HE REFERENCED ANOTHER PROJECT IN CHAMPLIN, WHICH HAS BEEN APPROVED WITH SIMILAR DENSITY LEVELS. HE NOTED THAT BECAUSE THIS IS A SENIOR DEVELOPMENT THERE IS NOT A NEED FOR A HIGH LEVEL OF GREEN SPACE. HE STATED THAT THE PUD WOULD SUPPORT THE PROPOSED DENSITY AND WOULD ALSO ADDRESS OTHER ASPECTS AND REVIEWED THOSE ITEMS, SUCH AS AN AGE RESTRICTION THAT WOULD ONLY ALLOW RESIDENTS AGED 55 AND ABOVE. HE NOTED THAT THE PLAT WOULD CREATE ONE LOT, WHICH WOULD ESTABLISH THE REQUIRED PERIMETER AND DRAINAGE AND UTILITY EASEMENTS. HE REVIEWED THE REQUIRED PARK DEDICATION FOR THE PROJECT AS THE PROPERTY WILL BE MOVING FROM A COMMERCIAL USE TO

A RESIDENTIAL USE. HE STATED THAT THE BUILDING WOULD FACE THEATRE DRIVE AND THE THREE ACCESS POINTS WOULD HAVE ACCESS FROM THAT ROADWAY. HE HIGHLIGHTED ELEMENTS OF THE SITE PLAN INCLUDING THE NUMBER OF PARKING STALLS AND AN ADDED SEGMENT OF SIDEWALK THAT WILL BE CREATED ALONG THEATRE DRIVE IN ADDITION TO SIDEWALKS AND WALKWAYS THROUGHOUT THE SITE. HE REVIEWED THE ASPECTS OF THE STORM WATER MANAGEMENT AND NOTED THAT THE LEVEL OF PROPOSED LANDSCAPING EXCEEDS THE CITY REQUIREMENTS. HE DISPLAYED THE PROPOSED BUILDING DESIGN, NOTING THAT STAFF BELIEVES THE DESIGN TO BE WELL DONE AND NOTED THAT THERE ARE A NUMBER OF TREATMENTS THAT GIVE THE BUILDING A VERY AESTHETIC APPEARANCE ON ALL FOUR SIDES OF THE BUILDING. HE REVIEWED SOME OF THE PROPOSED AMENITIES, WHICH WILL CREATE A FULL SERVICE INDEPENDENT SENIOR LIVING APARTMENT BUILDING. HE NOTED THAT AN OPEN HOUSE MEETING WAS HELD ON MARCH 9TH. HE NOTED THAT THERE WERE SOME CONCERNS REGARDING THE POTENTIAL INCREASE IN TRAFFIC AND REGARDING THE HEIGHT. HE NOTED THAT THE GRADE SEPARATION BETWEEN THIS BUILDING AND THE NEIGHBORING TOWNHOME DEVELOPMENT WILL PROVIDE RELIEF FROM THE HEIGHT OF THE BUILDING. HE STATED THAT IN GENERAL THE COMMENTS FROM THE PUBLIC WERE SUPPORTIVE OF THE PROJECT.

PUBLIC HEARING

CHAIRPERSON THIEL OPENED THE PUBLIC HEARING AT 7:24 P.M.

NICK ANDERSON, PROJECT DEVELOPER WITH DOMINIUM, INTRODUCED HIMSELF AND THANKED THE COMMISSION FOR CONSIDERING THE PROPOSAL. HE NOTED THAT HE IS PRESENT TO ANSWER ANY QUESTIONS. HE STATED THAT DOMINIUM HAS BEEN IN THE DEVELOPMENT BUSINESS FOR OVER 40 YEARS AND IS BASED IN MINNEAPOLIS. HE NOTED THAT THERE HAS BEEN A HIGH DEMAND FOR THIS TYPE OF PRODUCT IN THE LAST FEW YEARS AND BELIEVED THAT THIS PROJECT WOULD SUPPLY AN OPTION THAT IS NOT PLENTIFUL IN THE MARKET RIGHT NOW.

PATTY LEHN, ANOKA HENNEPIN CREDIT UNION, ASKED IF THE CITY HAS CONSIDERED OPENING ON STREET PARKING. SHE NOTED THAT THE CREDIT UNION IS NOT OPEN ON SATURDAY OR SUNDAY BUT IS STILL FULL ON THOSE DAYS.

THE CITY PLANNER STATED THAT STAFF COULD DISCUSS THAT OPTION FURTHER IN DEPTH, BUT NOTED THAT THE MAIN FACTOR IN THAT PARKING OVERSPILL IS FROM CLIVE'S ROADHOUSE. HE STATED THAT THE PARKING BEING PROVIDED ON THIS SITE IS MORE THAN ADEQUATE AND DID NOT THINK THIS THIS BUILDING WOULD SPILL ONTO OTHER SITES.

MR. ANDERSON STATED THAT TYPICALLY DOMINIUM USES A RATIO OF 1.1 TO 1.3 PER UNIT. HE NOTED THAT THIS PROJECT WOULD HAVE A RATIO OF 1.21 STALLS TO UNIT. HE STATED THAT SOME OF THESE APARTMENTS WILL BE ONE RESIDENT UNITS.

MOTION

MOTION BY COMMISSIONER LACROIX AND SECONDED BY COMMISSIONER COSTELLO, TO CLOSE THE PUBLIC HEARING. ALL VOTED IN FAVOR AND THE MOTION CARRIED.

THE PUBLIC HEARING WAS CLOSED AT 7:29 P.M.

CHAIRPERSON THIEL COMMENTED ON THE HIGH QUALITY OF THE PROPOSED DEVELOPMENT, WHICH WILL BE AN ASSET FOR SENIORS.

COMMISSIONER TRUESDELL REFERENCED THE TRASH ENCLOSURE WHICH APPEARS TO BE ON THE FRONT OF THE BUILDING AND ASKED IF THE GARBAGE TRUCK WOULD BLOCK THE ROADWAY.

THE CITY PLANNER IDENTIFIED THE TRASH PAD ON THE SOUTHERLY AREA, NOTING THAT THE TRASH ENCLOSURE IS ACTUALLY INDOOR AND ON THE TRASH PICKUP DATE THE FACILITY BRINGS THE CONTAINER TO THE PAD AND BACK INSIDE ONCE PICKED UP.

COMMISSIONER BOUCHARD REFERENCED THE AFFORDABLE HOUSING CALCULATION AND ASKED FOR SPECIFIC INFORMATION ON THE FIGURE.

MR. ANDERSON REPORTED THAT THE AMOUNT IS \$37,000 FOR ONE PERSON AND \$42,000 FOR TWO PEOPLE IN A HOUSEHOLD. HE NOTED THAT THE FIGURE IS CALCULATED ANNUALLY.

COMMISSIONER BOUCHARD ASKED IF THE 1.2 RATIO FOR PARKING WOULD BE APPROPRIATE BASED ON THE NUMBER OF LARGER UNITS WITH TWO OR THREE BEDROOMS BEING PROVIDED.

MR. ANDERSON EXPLAINED THAT IN PAST PROJECTS THE TWO BEDROOM UNITS HAVE BEEN MORE POPULAR, NOTING THAT OFTEN SOMETIMES WHEN DOWNSIZING PEOPLE STILL WANT TO HAVE ADDITIONAL SPACE. HE NOTED THAT OFTEN THE EXTRA BEDROOM IS NOT USED AS A BEDROOM BUT AS A CRAFT ROOM OR OTHER USE. HE STATED THAT THE AVERAGE RATE OF OCCUPANCY WOULD BE ESTIMATED TO BE AROUND 1.5 PEOPLE PER UNIT.

COMMISSIONER BOUCHARD ASKED THE LENGTH OF TIME DOMINIUM WOULD MANAGE THE DEVELOPMENT AND WHEN/IF IN THE PROCESS THE PROJECT WOULD BE SOLD.

MR. ANDERSON STATED THAT DOMINIUM WOULD BE MANAGING AND OWNING THE PROPERTY FOR A MINIMUM OF 15 YEARS, NOTING THAT THERE ARE PROJECTS IN WHICH DOMINIUM HAS CONTINUED TO OWN AND MANAGE DEVELOPMENTS.

CHAIRPERSON THIEL ASKED IF THE MATERIALS PROPOSED ARE THE HIGH QUALITY PRODUCTS THAT THE CITY TYPICALLY RECOMMENDS.

THE CITY PLANNER STATED THAT THIS PROJECT IS A STEP UP IN TERMS OF THE MATERIALS PROPOSED, NOTING THAT IT SUGGESTS THAT THIS WILL BE A VERY NICE LOOKING BUILDING. HE STATED THAT STAFF IS VERY HAPPY WITH THE PROPOSED MATERIALS.

COMMISSIONER COSTELLO STATED THAT THE SITE IS CURRENTLY VERY OPEN AND POROUS AND ASKED IF THE STORMWATER SYSTEM HAS BEEN APPROPRIATELY DESIGNED TO MANAGE THAT CHANGE.

THE CITY PLANNER CONFIRMED THAT THE PROJECT IS APPROPRIATELY DESIGNED TO MANAGE THE STORM WATER APPROPRIATELY.

COMMISSIONER COSTELLO ASKED IF ADEQUATE STUDIES HAVE BEEN DONE TO DETERMINE IF THE NEARBY ROADS WILL BE ABLE TO HANDLE THE INCREASED VOLUME IN TRAFFIC.

THE CITY PLANNER NOTED THAT THE STUDIES SUPPORT THAT THE ROADWAYS ARE ADEQUATELY DESIGNED TO HANDLE THE INCREASED TRAFFIC.

COMMISSIONER COSTELLO ASKED FOR ADDITIONAL DETAILS ON THE TRASH PAD, SPECIFICALLY WHETHER A TRUCK WOULD BE ABLE TO MANEUVER INTO THE AREA AND IN REGARD TO RECYCLING.

MR. ANDERSON BELIEVED THAT THERE WOULD BE SUFFICIENT SPACE TO ALLOW FOR MANEUVERING OF A TRASH TRUCK. HE NOTED THAT THERE WOULD BE SEPARATE RECYCLING SHOOTINGS FOR RESIDENTS TO USE.

COMMISSIONER COSTELLO ASKED FOR ADDITIONAL INFORMATION ON THE MINIMUM AGE OF 55 REQUIREMENT.

MR. ANDERSON STATED THAT THE PERSON SIGNING THE LEASE WOULD NEED TO BE OVER 55. HE NOTED THAT IF A SPOUSE IS UNDER 55 THAT SITUATION WOULD BE ALLOWED BUT ADVISED THAT YOUNG CHILDREN WOULD NOT BE ALLOWED TO LIVE AT THE PROPERTY. HE STATED THAT IN THE OTHER SUCCESSFUL PRODUCTS THAT DOMINIUM HAS CREATED AND MANAGES THE AVERAGE AGE OF RESIDENTS IS AROUND 70 YEARS OLD.

COMMISSIONER COSTELLO ASKED FOR ADDITIONAL INFORMATION ON THE HEATING AND COOLING AND WHETHER THERE WOULD BE ROOFTOP EQUIPMENT.

MR. ANDERSON REPLIED THAT THERE WOULD BE SEPARATE HVAC EQUIPMENT FOR EACH UNIT WITH NO EQUIPMENT FOR HVAC ON THE ROOFTOP.

COMMISSIONER LACROIX ASKED IF A REQUIREMENT WOULD BE ADDED SPECIFYING THE AFFORDABLE ELEMENT OF THE PROJECT.

MR. ANDERSON REPLIED THAT THERE ARE CONTRACTS RECORDED WITH THE STATE, WHICH WOULD DICTATE THE AFFORDABLE ELEMENT FOR AT LEAST 15 YEARS.

COMMISSIONER LACROIX ASKED IF THERE WOULD BE A CONCERN WITH TRAFFIC INTERSECTIONS DURING PEAK HOURS AND REGARDING PEDESTRIAN TRAFFIC.

THE CITY PLANNER STATED THAT THERE IS NO PEAK HOUR FOR A SENIOR DEVELOPMENT AS THEY CAN BE SPREAD THROUGHOUT THE DAYTIME. HE STATED THAT THE NUMBER OF DAILY TRIPS IS ALSO REDUCED BECAUSE OF THE SENIOR ELEMENT. HE NOTED THAT DOMINIUM WOULD LIKE A PEDESTRIAN CROSSING TO CONNECT TO THE NEIGHBORING ALDI SITE. HE NOTED THAT THERE WILL BE A PEDESTRIAN CROSSING PROVIDED BUT IT WILL NOT BE A FULL CROSSING. HE NOTED THAT IF DEMAND CHANGES THAT CAN BE UPGRADED.

COMMISSIONER BOUCHARD ASKED IF THERE HAS BEEN ANY CONSIDERATION OF HAVING A SHUTTLE ACROSS HIGHWAY 169 TO THE BUSINESSES ACROSS THE ROADWAY.

MR. ANDERSON STATED THAT DOMINIUM HAS PURCHASED A LARGER VAN THAT COULD BE USED AND SHARED BETWEEN THE DIFFERENT DOMINIUM SENIOR SITES TO PROVIDE SCHEDULED TRIPS TO GROCERY STORES AND OTHER BUSINESSES.

COMMISSIONER BOUCHARD STATED THAT THIS PROJECT LOOKS AS IT WILL FIT NICELY IN WITH THE NEIGHBORING USES.

COMMISSIONER BOLTERMAN REFERENCED CONDITION 10, WHICH ADDRESSES RESTRICTIVE COVENANTS FOR A 40 YEAR TERM AND ASKED FOR ADDITIONAL INFORMATION AND WHETHER THE APPLICANT IS IN AGREEMENT WITH THAT CLAUSE.

THE CITY PLANNER REPLIED THAT THE PERIOD OF 40 YEARS IS TYPICAL.

MR. ANDERSON STATED THAT AS PART OF THE FEDERAL REQUIREMENT THE DEVELOPER IS REQUIRED TO KEEP THAT PROJECT IN THE SAME AFFORDABLE QUALIFICATION FOR 15 TO 30 YEARS. HE NOTED THAT DOMINIUM WILL WORK OUT THE DETAILS WITH THE CITY DURING THE NEGOTIATIONS FOR THE DEVELOPMENT AGREEMENT. HE STATED THAT THEIR INTENT IS TO MANAGE THE PROPERTY AS SENIOR AND AFFORDABLE AND THEREFORE THEY WOULD NOT HAVE A PROBLEM WITH THAT REQUIREMENT.

COMMISSIONER BOLTERMAN STATED THAT HE WOULD LIKE THE 40 YEARS TO BE SPECIFIED BECAUSE OF THE HIGHER DENSITY ALLOWED.

THE CITY PLANNER SPECIFIED THAT RESTRICTIVE COVENANTS HAVE A DURATION OF 40 YEARS. HE NOTED THAT THE DETAILS OF THE TERM COULD BE WORKED OUT IN THE AGREEMENT.

MR. ANDERSON NOTED THAT THE 15 TO 30 YEAR PERIOD IS THROUGH THE STATE/FEDERAL AGREEMENT AND DOMINIUM WOULD NOT BE OPPOSED TO LENGTHENING OF THE TERM IS THE CITY WOULD LIKE TO EXCEED THAT REQUIRED TERM.

THE CITY PLANNER NOTED THAT THERE IS A REQUIREMENT RECOMMENDED FOR THE

PROPERTY THAT WOULD SPECIFY RESIDENTS OF 55 YEARS AND OLDER ONLY, SO ANY CHANGE IN THAT AGE WOULD NEED TO COME BEFORE THE CITY.

COMMISSIONER BOLTERMAN ASKED WHY A NEW SENIOR HOUSING CATEGORY IS NOT CREATED RATHER THAN CONTINUING TO CREATE PUD DEVELOPMENTS.

THE CITY PLANNER STATED THAT THE CITY HAS APPLIED THE SENIOR PUD TEMPLATE THUS FAR BUT ACKNOWLEDGED THAT ANOTHER ZONING DISTRICT SPECIFIC TO SENIORS COULD BE AN OPTION IN THE FUTURE. HE STATED THAT HE PREFERS THE PUD ELEMENT, WHICH ALLOWS ADDITIONAL NEGOTIATIONS IN RETURN FOR THE HIGHER DENSITY.

COMMISSIONER BOLTERMAN ASKED HOW THE DETERMINATION WAS MADE TO ALLOW THE HIGHER DENSITY RATE BECAUSE OF THE SENIOR AGE GROUP.

THE CITY PLANNER STATED THAT MARKET EXPERIENCE AND TALKING WITH OTHER CITIES THAT HAVE EXPERIENCE WITH SENIOR HOUSING. HE NOTED THAT THERE IS NOT THE SAME TYPE OF NEED FOR GREEN SPACE THAT MAY BE DEMANDED WITH A NON-AGE RESTRICTED FACILITY AND THEREFORE STAFF IS COMFORTABLE WITH THE PROPOSED APPLICATION.

COMMISSIONER BOLTERMAN STATED THAT IF THE CITY IS STATING THAT THERE IS NOT A HIGH USE OF OPEN SPACE WHY IS THE HIGH AMOUNT OF PARK DEDICATION REQUIRED.

THE CITY PLANNER STATED THAT WOULD BE THE DECISION OF THE PARK AND RECREATION COMMISSION AS THEY RECOMMENDED THAT DETERMINATION.

COMMISSIONER BOLTERMAN ASKED THE CLOSEST PARK TO THIS LOCATION NOTING THAT IT IS NOT WITHIN WALKING DIFFERENCE. HE STATED THAT PERHAPS THE PARK COMMISSION SHOULD CONSIDER ADDITIONAL PARKS WITH THE CHANGES FROM COMMERCIAL TO RESIDENTIAL.

THE CITY PLANNER REFERENCED ELEMENTS THAT WOULD BE AVAILABLE, SUCH AS THE PEDESTRIAN AMENITIES THAT WOULD BE ACCESSIBLE.

COMMISSIONER LACROIX ASKED, AND RECEIVED CONFIRMATION, THAT THERE WOULD BE ALTERNATE LOCATIONS FOR A POTENTIAL HOTEL IN THE FUTURE.

COMMISSIONER PETERSON REFERENCED THE CHANGE IN ZONING AND ASKED IF THERE WOULD BE A SIGNIFICANT IMPACT TO POTENTIAL PROPERTY TAXES GENERATED.

THE CITY PLANNER DEFERRED AS HE WAS UNSURE OF THE ANSWER.

COMMISSIONER PETERSON ASKED IF THE CAVANAGH IS A DOMINIUM PROJECT.

MR. ANDERSON REPLIED THAT PROJECT IS A DOMINIUM PROJECT.

COMMISSIONER PETERSON COMMENDED DOMINIUM NOTING THAT IS A GREAT PROJECT WITH HIGH QUALITY AESTHETICS AND THE CITY OF CRYSTAL IS VERY PROUD OF THAT PROJECT.

COMMISSIONER MANEMANN ASKED FOR ADDITIONAL INFORMATION ON THE AFFORDABLE HOUSING REQUIREMENTS REQUIRED BY THE METROPOLITAN COUNCIL.

THE CITY PLANNER PROVIDED ADDITIONAL DETAILS AND NOTED THAT THIS PROJECT WOULD FULFILL 184 UNITS OF THE 202 AFFORDABLE HOUSING UNITS REQUIRED BY 2040.

COMMISSIONER MANEMANN REFERENCED THE LETTER DATED FEBRUARY 17TH THAT STATED THAT A WAIVER WOULD BE REQUIRED BY THE ELM CREEK COMMONS

ASSOCIATION SPECIFYING THAT THIS WOULD BE A RESIDENTIAL PLAN.

THE CITY PLANNER STATED THAT THERE IS AN AGREEMENT IN PRINCIPLE THAT IS BEING NEGOTIATED RIGHT NOW BY THE ASSOCIATION AND APPLICANT. HE NOTED THAT IS A PRIVATE COVENANT AND THEREFORE WAS NOT INCLUDED IN THE CITY REQUIREMENTS.

MR. ANDERSON PROVIDED ADDITIONAL DETAILS NOTING THAT THERE WAS A BLANKET RESTRICTION REGARDING RESIDENTIAL DEVELOPMENT WITHIN THE ELM CREEK COMMONS. HE NOTED THAT DOMINIUM HAS SPOKEN WITH OTHER MEMBERS OF THE ASSOCIATION THAT SUPPORT THE CHANGE AND EXPLAINED THAT THE DEVELOPMENT IS SIMPLY BEING AMENDED AT THIS TIME AND DOMINIUM HAS A HIGH CONFIDENCE THAT WILL BE RESOLVED.

COMMISSIONER BOUCHARD ASKED IF THERE WOULD BE ELEVATORS AND OTHER ACCOMMODATIONS DESIGNED FOR A SENIOR USE BUILDING.

MR. ANDERSON CONFIRMED THAT THERE ARE ELEVATORS IN THE BUILDING AND NOTED THAT THE HALLWAYS ARE DESIGNED TO BE WIDER TO ACCOMMODATE SCOOTERS AND OTHER EQUIPMENT. HE STATED THAT THE HALLWAYS ALSO TYPICALLY HAVE BRIGHTER LIGHTS, RAILINGS ALONG THE WALLS, AND LARGER SCREENS ON THERMOSTAT UNITS.

COMMISSIONER BOUCHARD ASKED IF THERE HAS BEEN THOUGHT TOWARDS LOWER COUNTER HEIGHTS FOR HANDICAP RESIDENTS.

MR. ANDERSON STATED THAT A PERCENTAGE OF THE UNITS WOULD BE DESIGNED FOR HANDICAP USE AND WOULD HAVE LOWER COUNTER TOPS.

COMMISSIONER COSTELLO ASKED IF THERE HAS BEEN CONSIDERATION TO LEED CERTIFICATION FOR THIS PROJECT.

MR. ANDERSON STATED THAT ALTHOUGH DOMINIUM TAKES A GREAT AMOUNT OF PRIDE INTO THE DEVELOPMENT AND WILL BE INCORPORATING GREEN ELEMENTS, THEY WILL NOT BE PURSUING LEED CERTIFICATION BECAUSE OF THE HIGH LEVEL OF TIME AND FUNDS NEEDED.

CHAIRPERSON THIEL ASKED IF ANY FULL-TIME EMPLOYMENT POSITIONS WOULD BE ADDED FOR THIS POSITION OR WHETHER THOSE EMPLOYEES ROTATE BETWEEN BUILDINGS.

MR. ANDERSON STATED THAT THERE WOULD BE A FULL-TIME BUILDING MANAGER AND MAINTENANCE MANAGER AS WELL AS A PART-TIME LEASING AGENT.

MOTION

MOTION BY COMMISSIONER MANEMANN AND SECONDED BY COMMISSIONER LACROIX TO RECOMMEND THAT THE CITY COUNCIL APPROVE A COMPREHENSIVE LAND USE PLAN AMENDMENT FROM COMMERCIAL TO HIGH DENSITY RESIDENTIAL, SUBJECT TO CITY APPROVAL OF THE SITE PLAN PRESENTED AND METROPOLITAN COUNCIL APPROVAL. ALL VOTED IN FAVOR AND THE MOTION CARRIED.

MOTION

MOTION BY COMMISSIONER MANEMANN AND SECONDED BY COMMISSIONER TRUESDELL TO RECOMMEND THAT THE CITY COUNCIL APPROVE REZONING OF THE SITE FROM C-2/PUD TO R-5/PUD, INCLUDING STIPULATIONS OF THE SENIOR PUD AS NOTED IN THE STAFF REPORT. ALL VOTED IN FAVOR AND THE MOTION CARRIED.

MOTION

MOTION BY COMMISSIONER LACROIX AND SECONDED BY COMMISSIONER PETERSON TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE PRELIMINARY PLAT OF ELM CREEK COMMONS SECOND ADDITION, SUBJECT TO PARK DEDICATION IN THE AMOUNT OF \$762,465. ALL VOTED IN FAVOR AND THE MOTION CARRIED.

MOTION

MOTION BY COMMISSIONER COSTELLO AND SECONDED BY COMMISSIONER TRUESDELL TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE SITE PLAN FOR A

184 UNIT SENIOR APARTMENT DEVELOPMENT, SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE SITE PLAN IS SUBJECT TO APPROVAL BY THE WEST MISSISSIPPI WATERSHED COMMISSION AND SHALL BE REQUIRED TO MEET CONDITIONS AS ASSIGNED.
2. FINAL UTILITY PLANS SHALL BE APPROVED BY THE CITY'S ENGINEERING DEPARTMENT.
3. ALL LANDSCAPED AREAS SHALL BE IRRIGATED.
4. ALL PROPOSED SANITARY SEWER EXTENSIONS SHALL BE PRIVATELY OWNED AND MAINTAINED.
5. ALL PROPOSED WATERMAIN EXTENSIONS SHALL BE PRIVATELY OWNED AND MAINTAINED EXCEPT CONNECTING VALVES.
6. ALL PROPOSED STORM SEWER AND DRAINAGE INFRASTRUCTURE SHALL BE PRIVATELY MAINTAINED EXCEPT THE CATCH BASIN AND STORM SEWER WITHIN THE THEATRE DRIVE RIGHT-OF-WAY. THE APPLICANT SHALL ENTER INTO A PERPETUAL MAINTENANCE AGREEMENT FOR STORM WATER INFRASTRUCTURE.
7. THE RADII AT THE DRIVEWAY ENTRANCES SHOULD BE REDUCED TO 12 FEET OR LESS.
8. THE SOUTHERLY TREE GROVE SHALL BE REMOVED WITH THE SITE DEVELOPMENT.
9. THE APPLICANT SHALL ENTER INTO A SITE IMPROVEMENT AGREEMENT WITH THE CITY AND SHALL PROVIDE REQUIRED FINANCIAL GUARANTEES AND ESCROWS.
10. THE APPLICANT SHALL RECORD A RESTRICTIVE COVENANT ON THE PROPERTY STATING THE LIMITING OCCUPANCY OF THE FACILITY TO NO ONE UNDER THE AGE OF 55 YEARS.
11. UPON COMPLETION OF THE DEVELOPMENT, THE APPLICANT SHALL PROVIDE THE CITY AS-BUILT DRAWINGS OF ALL INFRASTRUCTURE.
12. ENTRY SIGNAGE FOR THE DEVELOPMENT SHALL REQUIRE A SIGN PERMIT CONSISTENT WITH THE SIGN ORDINANCE. THE MONUMENT BASE FOR THE SIGNAGE SHALL INCLUDE MASONRY TO MATCH THE PRINCIPLE STRUCTURE.

ALL VOTED IN FAVOR AND THE MOTION CARRIED.

CHAIRPERSON THIEL NOTED THAT THIS ITEM WILL MOVE FORWARD TO THE CITY COUNCIL FOR THEIR REVIEW ON MARCH 28, 2016.

OTHER BUSINESS

THERE WAS NONE.

ADJOURN
MOTION

MOTION BY COMMISSIONER TRUESDELL AND SECONDED BY COMMISSIONER PETERSON TO ADJOURN THE MEETING. ALL VOTED IN FAVOR AND THE MOTION CARRIED. THE CHAMPLIN PLANNING COMMISSION MEETING ADJOURNED AT 8:23 P.M.

ROBERT J. THIEL, CHAIRPERSON

ATTEST:

SCOTT SCHULTE, CITY PLANNER