

1. Call to Order and Flag Pledge.

Commission Chair Vince Johnson called the meeting to order.

2. Roll Call.

Chair Vince Johnson and Commissioners Randy Dahlheimer, Steve Fowler and Bob O'Brien were present as was City Council Liaison Scott Hoke, City Engineer Mark Hanson, Assistant to the City Administrator Erin Stwora and Assistant City Planner Mike Elhard.

3. Approval of the Agenda.

The agenda was approved by consensus.

4. Open Forum.

Johnson opened the open forum.

Johnson closed the open forum.

5. City Council Update.

Hoke provided the update.

6. Consent Agenda.

A. Approval of the May 1, 2008 Planning Commission Meeting Minutes.

Motion to approve minutes by Fowler, seconded by Johnson, no additional discussion, All ayes.

7. PUBLIC HEARING – Dayton River Commercial Park 2nd Addition

Stwora stated the application for development has been withdrawn.

8. PUBLIC HEARING – River Hill Farms

Stwora presented an overview of the project followed by Horst Graser, Danielle Sanborn, and Paul Churney of Gold Nugget Development.

Johnson opened the public hearing.

Johnson closed the public hearing.

Fowler questioned the open space requirements within the river corridor. Stwora stated it would not be possible to calculate the impervious surface without knowing where the home will be built.

Fowler questioned whether a burden would be placed on the school district with the number of units proposed. Stwora stated staff meets with school district officials each year to communicate the number of possible units constructed in the upcoming year.

Fowler questioned when the neighborhood park would be constructed. Stwora stated staff would recommend grading the park when the parkway is constructed and development has reached the park location from south to north.

Fowler questioned the intent of Outlot E. Stwora stated a pocket park would be constructed in Outlot E.

Fowler questioned the difference between densities listed in the report and the exhibits. Stwora stated some of the exhibits have been modified between the time the report was written and the meeting.

Fowler questioned how non-buildable acreage was calculated. Ms. Sanborn stated non-buildable acreage was calculated using outlots currently held for future development. Fowler questioned if the outlots should be included in the calculations. Stwora stated the Met Council requires calculations completed without outlots.

Hoke questioned if the home owners association would own Outlot E. Stwora stated the City would own Outlot E due to the possibility of expanding the park to the west. Hoke questioned whether the City would want ownership of Outlot A and B. Stwora stated the Park, Trails, and Open Space plan requires ownership of land with a City trail.

Hoke questioned the ownership of Outlot I. Stwora stated Outlot I would be owned by a home owners association. Mr. Graser stated the liability of owning a public trail would not be in the best interest of the home owners association. Hoke stated his concern for additional maintenance required by the public trail. Johnson stated the trail plan is the City's vision and should be responsible for maintaining the trail. O'Brien stated it would be in the best interest of the City to own the parkland.

Stwora questioned the commission regarding ownership of Outlot E. The commission stated the City should own Outlot E if the intent is to create a public park. Stwora stated Outlots G, E, B, and A will be owned by the City.

Fowler questioned if the raised island in Street N would be irrigated. Mr. Graser stated it would be irrigated.

Hoke questioned if all streets were public streets. Stwora stated all streets aside from those within the future multi-family outlots are public streets.

Hoke questioned if the 800 new trees included the trees on each lot. Stwora stated the 800 new trees did not include the trees on each lot.

Hoke questioned the location of the grand entrance. Stwora stated the grand entrance would be located off of North Diamond Lake Road. Hoke questioned if the grand entrance would be in an outlot or easement. Mr. Graser stated it would be located in the right of way or an easement or through an agreement with the City. Stwora questioned if the grand

entrance could be located on outlots. Mr. Graser stated they could be. Dahlheimer questioned if water would run under the bridge. Mr. Graser stated water would run under the bridge.

O'Brien questioned the concept for the multi-family component of the development. Mr. Graser stated there is no concept at this point. Mr. Graser stated he would prefer not to commit to a style of multi-family home which may not be viable when they are constructed.

Fowler questioned the trail location on Dayton River Road. Ms. Sanborn stated Hennepin County has stated the plan identifies enough right-of-way for construction of the trail. Stwora stated the trail would be constructed in the future as part of the city wide trail system.

Hoke questioned the developers timeline and requested architectural renderings. Stwora stated an architectural standards agreement could be drafted at the time of final plat. Mr. Graser stated final plat would occur sometime in the winter of 2008/09 and stated he would be willing to work on an architectural standards agreement with the City.

Fowler questioned the recommendation allowing larger signs. Stwora stated the sign ordinance permits one sign while the developer is proposing multiple neighborhood monuments and a grand entrance monument. Stwora has stated staff is recommending more signage allowed in the development. O'Brien questioned the precedent set for signs in future developments. Stwora stated it sets a precedent but will be passed as part of the PUD.

Johnson questioned if draining into the river would be permitted. Engineer Hanson stated discharge to the river would prevent further erosion along the banks and channels. Johnson questioned the amount of runoff permitted. Hanson stated any development with impervious surface would generate runoff which could be accommodated by running a pipe near the current ravine located near Dayton River Road to the river.

Motion to approve by Johnson, seconded by O'Brien, no additional discussion, All ayes.

9. PUBLIC HEARING – Sign Ordinance Update

Stwora presented an overview of the Sign Ordinance Update.

Fowler questioned which groups this update would serve. Stwora stated groups similar to Dayton Lions and Woman of Today.

Johnson opened the public hearing.

Johnson closed the public hearing.

Motion to approve by O'Brien, seconded by Dahlheimer, no additional discussion, All ayes.

10. Streetscape Corridor Vision Plan - Discussion

Hanson and Mike of Bonestroo presented an overview of the Streetscape Corridor Vision Plan.

Comments the Planning Commission had include;

- Fowler stated the document gives the community many options
- All members stated they liked the plan as presented

Motion to approve plan as presented by Johnson, seconded by Fowler, no additional discussion, All ayes.

11. New Business.

Future and Continued Planning Commission Agenda Items.

12. Staff Notices and Announcements.

- A. The next Planning Commission meeting will be held on July 10, 2008.

13. Adjourn.

Motion to adjourn was made by O'Brien, seconded by Johnson, no additional discussion.
Ayes: All.