

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, Bob O'Brien, and Kevin Faulds were present as was Assistant to the City Administrator Erin Stwora, Assistant City Planner Mike Elhard and City Engineer Mark Hanson.

3. Approval of the Agenda.

The agenda was approved by consensus.

4. Open Forum.

Chair Johnson opened the open forum.

Chair Johnson closed the open forum.

5. City Council Update.

Assistant to the City Administrator Stwora provided the update.

6. Consent Agenda.

- A. Approval of the November 1, 2007 Planning Commission Meeting Minutes.
- B. Approval of the December 6, 2007 Planning Commission Meeting Minutes

Motion to approve minutes by Commissioner O'Brien, seconded by Commissioner Fowler, no additional discussion, All ayes.

7. PUBLIC HEARING – NE Dayton R-2 Rezoning

Chair Johnson opened public hearing.

Judy Sullivan, 13830 Vinewood, questioned the ability to subdivide and clarification of zoning classifications. Chair Johnson and Assistant to the City Administrator Stwora stated rezoning gives residents the opportunity to subdivide but does not guarantee residents will be able to subdivide.

Wilbert Haala, 14051 Pineview Lane, questioned the possibility of flag lots. Chair Johnson stated flag lots are banned.

Chris Greene, 13570 Vinewood Lane, questioned the procedure of an administrative subdivision. Assistant to the City Administrator Stwora stated an application was necessary. Mr. Greene questioned how the assessment would be addressed. Assistant to the City Administrator Stwora stated the additional lots would take on an additional assessment. City Engineer Mark Hanson stated the additional lot would be assessed the difference between the original assessment and assessment amount of an additional lot. Mr. Green questioned when sewer and water would be available. City Engineer Hanson stated sewer and water would be available in fall 2008.

Jerry Corcoran, 13931 Vinewood Lane, stated it was his understanding his lot was not subdividable. Mr. Corcoran stated he paid an assessment for sewer and water with the intention of subdividing. Mr. Corcoran is questioning the procedure to receive a refund on his assessment. Assistant to the City Administrator Stwora stated multiple meetings were held and Mr. Corcoran could have contacted the city.

Wilbert Haala, 14051 Pineview Lane, questioned when the City Council would approve the rezoning. Assistant to the City Administrator Stwora stated January 22, 2007.

Judy Sullivan, 13830 Vinewood Lane, questioned if all educational materials were included in the mailing. Assistant to the City Administrator Stwora stated everything was included in the mailing. Ms. Sullivan questioned if additional materials regarding wetlands were available. Assistant to the City Administrator Stwora stated wetlands vary by each parcel. Mr. Dan Petrik stated the zoning code speaks of wetlands and other performance standards.

Chair Johnson closed the public hearing.

Chair Johnson stated he supported administrative subdivisions.

Motion to approve Administrative Subdivisions by Chair Johnson, seconded by Commissioner O'Brien, no further discussion or questions, all ayes.

8. PUBLIC HEARING – Low Impact Development (LID) Ordinance

Dan Petrik of Northwest Associated Consultants, Inc. presented findings which would encourage site design and stormwater management through an LID Ordinance. Mr. Petrik stated performance standards would be used regarding volume control. Mr. Petrik stated post development runoff should be the same as pre-development runoff volume. Mr. Petrik stated impervious surface would be reduced and infiltration on site storage would be encouraged to accomplish volume control.

Chair Johnson questioned the need for a Surface Water Management Plan (SWMP) and an LID Ordinance. Engineer Hanson stated the SWMP complies with state requirements while the LID Ordinance would impose more restrictions. Bob Barth of Bonestroo stated new requirements will be mandated within the year and stated the LID Ordinance should be similar to the new requirements. Engineer Hanson stated the LID Ordinance would place discretion on the City Engineer.

Commissioner O'Brien questioned if future surface water related plans will be impacted by the LID Ordinance. Mr. Barth stated two additional plans will be presented to the city in the next year. Commissioner O'Brien questioned if passing the LID Ordinance should occur after additional plans are presented. Mr. Barth stated the City could wait until summer to pass the LID Ordinance.

Commissioner O'Brien questioned the positives and negatives of passing the LID Ordinance now. Mr. Barth stated passing the ordinance would require developments approved this spring to comply.

Mr. Petrik questioned if the LID Ordinance would apply to all types of land uses and subdivisions. Assistant to the City Administrator Stwora questioned if using land size could be a way to determine if the ordinance would apply. Chair Johnson stated administrative subdivisions should not be required to comply with the LID ordinance. Commissioner Fowler stated size should not be a factor and all subdivisions should be required to comply. Assistant to the City Administrator Stwora and Engineer Hanson stated the Juettner property approved for subdivision provided the opportunity to implement some LID elements. Commissioner Fowler and Dahlheimer stated all land sizes should adhere to best management practices. Assistant to the City Administrator Stwora questioned if the group wants to implement a land size limitation. Mr. Barth stated ordinances have been written that give provisions to parcels with varying conditions. Mr. Petrik stated the current ordinance allows variables. Commissioner O'Brien and Faulds stated they supported allowing variables.

Commissioner O'Brien questioned if the ordinance needs to be rewritten. Mr. Barth stated the ordinance did not need to be rewritten but language could be added. Commissioner O'Brien stated variables should be included. Mr. Petrik stated language could added.

Assistant to the City Administrator Stwora questioned the commission if they wanted to review the revised ordinance. Chair Johnson and Commissioner O'Brien stated staff and council could review the revised ordinance.

Chair Johnson opened public hearing.

Chair Johnson closed the public hearing.

Motion to approve Low Impact Development (LID) Ordinance by Commission O'Brien, seconded by Commissioner Fowler, no further discussion or questions, all ayes.

9. Surface Water Management Plan (1:02:38)

Engineer Hanson and Mr. Barth presented an overview of the Surface Water Management Plan.

Motion to approve Surface Water Management Plan by Chair Johnson, seconded by Commissioner O'Brien, no further discussion or questions, all ayes.

10. Engineering Design Manual

Engineer Hanson presented an overview of the Engineering Design Manual.

Motion to approve Engineering Design Manual by Chair Johnson, seconded by Commissioner O'Brien, no further discussion or questions, all ayes.

11. New Business.

Future and Continued Planning Commission Agenda Items.

12. Staff Notices and Announcements.

- A. The City Council meetings at which the above item may be considered will be held on January 22, 2008.
- B. The next Planning Commission meeting will be held on February 7, 2008.

13. Adjourn.

Motion to adjourn was made by Chair Johnson, seconded by Commissioner Faulds, no additional discussion. **Ayes:** All.