

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, 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 January 3, 2008 Planning Commission Meeting Minutes.

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

7. RIVER HILL FARMS – CONCEPT PLAN REVIEW

Assistant to the City Administrator Stwora and Assistant City Planner Elhard presented an overview of the project.

City Engineer Hanson presented an overview of street layout and road connections to County Road 12 (Dayton River Road) and County Road 144 (North Diamond Lake Road).

Horst Grazer of Gold Nugget Development presented an overview of the concept plan.

Chair Johnson questioned if the property is guided to be 3 units per acre and if the calculated density of 3.29 units per acre was net density. Assistant to the City Administrator Stwora stated it was net density.

Council Liaison Hoke questioned if all streets were public streets. Mr. Grazer stated all streets outside of the multi family component would be public streets.

Council Liaison Hoke questioned the density in the multi family component. Mr. Grazer stated 4-5 units per acre are proposed.

Chair Johnson questioned the intent of 2 remaining outlots. Mr. Grazer stated outlots would be held until the neighboring property is developed.

Commissioner O'Brien questioned if light commercial could be accommodated in the development. Assistant to the City Administrator Stwora stated the 2030 Comprehensive Plan Draft indicates an area of commercial in the general vicinity along North Diamond Lake Road.

Commissioner O'Brien questioned if cul de sacs could be built large enough to accommodate snow pile up in the center. Mr. Grazer stated a center island with landscaping and irrigation would be needed. Assistant to the City Administrator stated the city was supportive of the cul de sacs to retain the layout of the land.

Chair Johnson questioned if a rain garden could be used in a center island. Mr. Grazer stated irrigation would likely still be needed.

Commissioner Fowler questioned if a facility to construct additional runoff could be accommodated. Engineer Hanson stated the large wetlands in the area would be used to retain as much runoff as possible.

Commissioner Fowler questioned if Street J was a split road. Assistant to the City Administrator Stwora stated Street J is a proposed parkway with medians and lighting.

Commissioner Fowler questioned if any wetlands would be filled in. Mr. Grazer stated no wetlands would be filled.

Council Liaison Hoke questioned if the topography would need to be changed. Mr. Grazer stated the intent was to keep the site as close to its current state as possible.

Commissioner Fowler questioned if curb was required. Assistant to the City Administrator Stwora stated curb was desired to accommodate storm sewers. Mr. Grazer stated developments without curb require culverts.

Commissioner Fowler questioned if any rental properties would be constructed. Mr. Grazer stated owner occupied units would be constructed.

Commissioner Fowler questioned if turn lanes would be required. Engineer Hanson stated turn lanes would likely be required by Hennepin County.

Commissioner Fowler stated the area north of Street G including the cul de sac labeled Street H has many different types of lots including three backyards of lesser value homes abutting the highest value of home lots. Mr. Grazer suggested removing lot 29. Assistant to the City Administrator stated the smaller lots provide a buffer between the busier streets, multi family units and the largest homes. Assistant to the City Administrator suggested using the 70' lots instead of the 60' lots.

Commissioner Dahlheimer questioned how many homes would need to be built to require two exits. Assistant to the City Administrator Stwora stated there would not be a concern in Dayton until further development occurs.

Motion to support moving forward to preliminary plat by Commissioner O'Brien, seconded by Commissioner Fowler, no further discussion, all ayes.

8. AN ORDINANCE REQUIRING EASEMENTS, DEDICATION OF LAND OR CASH CONTRIBUTION FOR PUBLIC PURPOSE AND REQUIRED IMPROVEMENTS – DISCUSSION AND REVIEW

Assistant to the City Administrator Stwora presented an overview of the proposed ordinance.

Council Member McNeil and Council Liaison Hoke questioned who decides if cash or land is taken. Assistant to the City Administrator Stwora stated the Park, Trails, Open Space Plan determines if the land or cash will be taken.

Commissioner Dahlheimer questioned when the fees would be applied to the developer. Assistant to the City Administrator Stwora stated it would occur at final plat.

Council Member McNeil questioned if each mobile home unit would be assessed as a single family home. Assistant to the City Administrator Stwora stated a new mobile home unit would be based on a per unit basis.

Council Member McNeil questioned if Gold Nugget Development would be required to pay the new rates. Assistant to the City Administrator Stwora stated the intent was to pass the ordinance prior to large scale developments in Dayton.

Council Member McNeil questioned if the ordinance would be updated regularly. Assistant to the City Administrator Stwora stated the ordinance should be updated once a year.

Chair Johnson questioned if an easement dedication would count as open space. Assistant to the City Administrator Stwora stated an easement dedication would not count towards open space requirements.

Assistant to the City Administrator Stwora questioned if private open space was supported by the Planning Commission. Chair Johnson stated he was supportive of private open space.

Commissioner Dahlheimer questioned if people could afford to move to Dayton. Assistant to the City Administrator Stwora stated the fees were similar to neighboring communities.

Council Liaison Hoke stated the commercial and industrial fees should be increased and residential lowered. Assistant to the City Administrator Stwora stated building out the park plan is unrealistic and residents will expect the city to pay for the park system if fees are not adjusted.

Council Member McNeil stated he supported raising the park dedication fees instead of scaling back the park plan.

Council Liaison Hoke questioned if the costs include acquisition cost. Assistant to the City Administrator Stwora stated acquisition costs were included.

Assistant to the City Administrator Stwora questioned if the Planning Commission was supportive of the trail fee. Council Liaison Hoke stated he was not in favor of the trail fee.

Assistant to the City Administrator Stwora proposed increasing commercial to \$7500, industrial to \$6500; trail cost remaining the same, with no surplus brings each housing unit to \$4410 including park dedication and trails.

Assistant to the City Administrator Stwora questioned the planning commission if they were supportive of the language in the proposed ordinance.

Chair Johnson stated he was in favor of the ordinance as written.

Commissioner Dahlheimer stated he felt the price was high.

Council Liaison Hoke stated he did not support a trail fee and would not pay the fee if a trail did not go through his land or development.

Council Liaison Hoke stated the tax money generated for the new developments should go to the parks. Assistant to the City Administrator Stwora stated the tax money would go to maintaining the new parks.

Chair Johnson and Commissioner Fowler stated the opportunity to create the park plan was presenting itself today.

Motion to support by Commissioner O'Brien, seconded by Chair Johnson, no further discussion, all ayes.

9. New Business.

Future and Continued Planning Commission Agenda Items.

10. Staff Notices and Announcements.

A. The next Planning Commission meeting will be held on March 6, 2008.

11. Adjourn.

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