

MOUND CITY COUNCIL MINUTES
March 10, 2015

The City Council of the City of Mound, Hennepin County, Minnesota, met in regular session on Tuesday, March 10, 2015, at 7:00 p.m. in the council chambers of the Centennial Building.

Members present: Mayor Mark Wegscheid, Council Members Heidi Gesch, Ray Salazar, Kelli Gillispie, and Jennifer Peterson

Members absent: None.

Others present: City Manager Kandis Hanson, City Attorney Melissa Manderschied, Public Works Superintendent Ray Hanson, Administrative Assistant Mary Mackres, Community Development Director Sarah Smith, Katie Morford, Kent Friedrichsen, Matt VanNelson

Consent agenda: All items listed under the Consent Agenda are considered to be routine in nature by the Council. There will be no separate discussion on these items unless a Council Member or citizen so requests, in which event it will be removed from the Consent Agenda and considered in normal sequence.

1. Open meeting

Mayor Wegscheid called the meeting to order at 7:00 p.m.

2. Pledge of Allegiance

3. Approve agenda

Mayor Wegscheid proposed adding Item 6.1 to agenda: Discussion on whether City of Mound should host a meeting with other communities to discuss the Metropolitan Council Thrive MSP 2040 Plan.

MOTION by Salazar, seconded by Gesch, to add Item 6.1 to the agenda. All voted in favor. Motion carried.

MOTION by Gesch, seconded by Salazar, to approve agenda as amended. All voted in favor. Motion carried.

4. Consent agenda

MOTION by Salazar, seconded by Gesch, to approve the consent agenda. Upon roll call vote, all voted in favor. Motion carried.

A. Approve payment of claims in the amount of \$285,953.54

B. Approve minutes: Feb 19, 2015 special meeting workshop
 Feb 24, 2015 regular meeting

C. RESOLUTION NO. 15-17: RESOLUTION ACCEPTING BID FOR THE 2014 STREET, UTILITY AND RETAINING WALL IMPROVEMENT PROJECT - WEST THREE POINTS BOULEVARD, CITY PROJECT NOS. PW-14-01, PW-14-02

D. RESOLUTION NO. 15-18: RESOLUTION TO AMEND THE 2014 FINAL OVERALL BUDGET

5. Comments and suggestions from citizens present on any item not on the agenda.

None

6. Planning Commission Recommendation(s):

Consideration of the Mission Woods applications from Kent Friedrichsen to plat three properties and construct public improvements in the vicinity of Meadow Lane and Fairfield Road

Sarah Smith elaborated on the property development plan referred to as "Mission Woods". This involves a public hearing as well as consideration of several actions related to the subdivision that would create three lots, three new homes, and a cul-de-sac in the neighborhood of Fairfield Road and Meadow Lane.

Smith stated that Kent Friedrichsen, applicant, purchased two tax forfeit parcels over the course of the last several years. Mr. Friedrichsen tax combined his primary residence parcel with the adjacent lot, making one tax parcel. Mr. Friedrichsen purchased a "finger lot" from the adjacent property owner. Smith stated a vacation of the unimproved right-of-way that abutted the property on the west and south side was approved, which was formerly the MN Baptist plat, of which 100% of the vacation became part of the adjoining parcel on one side. Smith noted the parcel did not split, but just became part of the applicant's holdings on one side.

Smith stated the subdivision must be reviewed and that this is a three-lot subdivision, which is normal and customary according to City code and that the proposed arrangement will trigger a cul-de-sac.

Smith summarized the procedure requirements for major subdivision review include a required public hearing at the Planning Commission level, as well as at the City Council level, for the preliminary plat review. Smith noted no public testimony was received at Planning Commission public hearing.

Smith stated State law gives the municipality 120 days for review and approval or denial of the subdivision request and that day one was Nov. 25, 2014, thereby making March 24, 2015, the 120-day deadline. Smith noted if the public hearing remains open, the council needs to specify a date.

- A. **Public Hearing** to consider Major Subdivision - Preliminary Plat for proposed Mission Woods located in the vicinity of Meadow Lane and Fairfield Road (PC Case 14-15)

Mayor Wegscheid opened the public hearing at 7:25 pm.

Kent Friedrichsen, 5913 Fairfield Road, said he would be willing to allow an extension to the review period to ensure all the facts are out there. Friedrichsen stated that extensive work was done to help with drainage in the area and that curb and gutter will be installed in front of Matt VanNelson's property, which will also help with drainage issues.

Matt VanNelson, 2925 Meadow Lane, said he believes development will hurt home values in the area and that many neighbors wrote letters opposing the development. Mr. VanNelson is concerned that the proposed houses are too close and there will be privacy issues.

City Manager Hanson stated that her house value was improved when other larger houses were built in her area. It was noted that the proposed lot sizes meet the minimum lot size requirement.

Friedrichsen stated that he has planted many trees on the properties to help with the privacy issues and that when he built his house in 1995, there were no other properties around him. Friedrichsen questioned the validity of VanNelson's issue of "looking at other houses" as other cities in the metro area have houses that are much closer to each other. Friedrichson noted that when VanNelson built his house, he clear-cut the trees on his property.

MOTION by Gesch, seconded by Salazar, to continue the public hearing to April 14. Manderscheid stated it would be better to continue the public hearing until March 24 and Gesch amended her motion to continue the public hearing to March 24, which was seconded by Salazar. All voted in favor. Motion carried.

Mayor Wegscheid continued the public hearing until the next meeting at 8:11 pm.

Friedrichsen agreed to an extension to April 30th and said he will submit this in writing and address both the subdivision and zoning applications.

- B. Consideration** of Subdivision Exemption, Zoning, Variance, Subdivision Variance, and Final Plat of property located in the vicinity of Meadow Lane and Fairfield Road (PC Case 14-16 and 15-03)

MOTION by Salazar, seconded by Gesch, to table action items 6B of the agenda. All voted in favor. Motion carried.

Requested Actions:

1. Action on Resolution Approving the Subdivision Exemption of the Property Located at 5713 Fairfield Road Case No. 15-03 PID No. 23-117-24-42-0120
2. Action on Resolution Approving the Major Subdivision-Preliminary Plat for the Property Located in the Vicinity of Meadow Lane and Fairfield Road Case No. 14-15, 14-16 and 15-03 PID No. 23-117-24-42-0080, 23-117-24-42-0079 and 23-117-24-42-0120
3. Action on Resolution Approving a Zoning Variance for Lot Depth of Parcel 3 for the Property Located in the Vicinity of Meadow Lane and Fairfield Road Case No. 14-15, 14-16 and 15-03 PID No. 23-117-24-42-0080, 23-117-24-42-0079 and 23-117-24-42-0120
4. Action on Resolution Approving a Subdivision Variance for the Street Design Right-of-Way and Cul-de-sac Standards for the Property Located in the Vicinity of Meadow Lane and Fairfield Road Case No. 14-15, 14-16 and 15-03 PID No. 23-117-24-42-0080, 23-117-24-42-0079 and 23-117-24-42-0120

- 5. Action on Resolution Approving the Major Subdivision-Final Plat for the Property Located in the Vicinity of Meadow Lane and Fairfield Road Case No. 14-15, 14-16 and 15-03 PID No. 23-117-24-42-0080, 23-117-24-42-0079 and 23-117-24-42-0120

6.1 (added) Discussion to whether City of Mound should host a meeting with other communities to discuss the Metropolitan Council Thrive MSP 2040 Plan.

Mayor Wegscheid stated that he will work with staff to decide on the details, including date and location, of this meeting.

MOTION by Gesch, seconded by Salazar, to direct staff to work with the Mayor to organize and plan a meeting in regards to Met Council’s Thrive Plan with surrounding communities. All voted in favor. Motion carried.

7. Information/Miscellaneous

- A. Comments/reports from Council Members/City Manager
- B. Minutes:

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| Planning Commission: | December 16, 2014 |
| | February 3, 2015 |
| PC Workshops: | February 9, 2015 |
| | February 18, 2015 |
- C. Reports: Harbor Wine & Spirits: February, 2015
- D. Correspondence: Letter to Kevin Borg, Supt of Schools: March 5, 2015

City Manager Hanson reminded everyone that Harbor Wine and Spirits' spring wine sale ends on Saturday, March 14, 2015.

Hanson stated that the hazardous weather awareness week is in April and that the city will do a practice drill at 1:45 pm on April 16. Sirens will sound twice on that day and Hanson encouraged everyone to practice what they would do in the event of a tornado.

8. Adjourn

MOTION by Gesch, seconded by Gillispie, to adjourn at 8:18 p.m. All voted in favor. Motion carried.

Mayor Mark Wegscheid

Attest: Catherine Pausche, Clerk