

**CITY OF ST. FRANCIS
ST. FRANCIS, MN
PLANNING COMMISSION MINUTES
February 18, 2015**

1. **Call to Order:** The Planning Commission meeting was called to order at 7:05 pm by Chairman Steinke.
2. **Roll Call:** Present were Ray Steinke, William Murray, Joel Olson, Greg Zutz, and Todd Gardner. Also present was City Planner Nate Sparks.
3. **Adopt Agenda:** Motion by Olson, second by Zutz to approve the February 18, 2015 agenda. Motion carried 5-0.
4. **Approve Minutes:** Motion by Olson, second by Zutz to approve the January 21, 2015 minutes. Motion carried 5-0.
5. **Public Comment:** None
6. **Public Hearing – Green Valley Estates Preliminary Plat**
Sparks stated that Green Valley Development LLC has made an application for a preliminary plat to be known as Green Valley Estates. The property is located within the 6500 block of Ambassador Blvd. The plat is proposing to split the approximately 38 acre property into three separate lots. The property is located on the north side of Ambassador Blvd between County Road 70 and County Road 71. It is currently vacant property utilized largely as a farm field. There is a large wetland on the rear of the property. A wetland delineation was approved last year.

The property is zoned A2, Rural Estate Agriculture. All three proposed lots exceed the minimum standards. All parcels have conforming home sites depicted on the plans.

The applicant proposes a right-of-way in the southwest corner of the plat for Basalt Street. This is a short road segment identified in the City's transportation plan for access. The applicant is not constructing the road at this time but is being permitted by the City Engineer to place a driveway within this right-of-way.

Anoka County has reviewed the plat. The County will be requesting an additional 10 feet of right-of-way for Ambassador Blvd which will not impact the minimum lot sizes.

There are no municipal park or trail plan components within this area. Therefore the applicant will be expected to pay cash-in-lieu of parkland dedication for the two new units.

Steinke opened the public hearing at 7:19 pm.

Katherine Johannes of 221 30th Ave S, Minneapolis stated that she owns property in the vicinity and wanted to know if this development would require sewer and water. Steinke said it would not.

Steinke closed the public hearing at 7:25 pm.

Zutz asked for clarification on the driveways. Sparks stated the eastern two would have a shared access point.

Motion by Olson, second by Murray to recommend approval of the preliminary plat with the conditions noted in the Staff Report. Motion carried 5-0.

7. **Planning Commission Discussion**

No discussion.

8. **Adjournment:** Meeting adjourned by order of the Chair at 7:30 pm.

Nate Sparks, City Planner

Date