

**CITY OF MONTROSE  
200 CENTER AVENUE SOUTH  
MONTROSE, MINNESOTA 55363  
PLANNING & ZONING COMMISSION  
MINUTES  
August 16, 2006**

Pursuant to call and notice, the Montrose Planning and Zoning Commission met in regular session on Wednesday, August 16, 2006.

Those present were Commissioners, Roy Henry, Alfred Mohring, Cory DeWitte, Paul Turner, Keith Roseen and Tim Hackenmiller.

Bob Kirmis, city planner, Brad DeWolf, engineer and Barb Swanson, city administrator were also present.

Chuck Smallwood was absent.

**Agenda**

Motion by Hackenmiller, seconded by Morhing, to approve the agenda as presented. Carried 6-0.

**Approval of Minutes**

Motion by Hackenmiller, seconded by Turner, to approve the minutes including the spelling correction as stated.

Carried 6-0.

**Autumn Winds - Preliminary Plat**

**Public Hearing opened at 7:04PM**

Kirmis, city planner, reviewed the planners report dated August 7, 2006. Kirmis stated that Rolling Green Inc. has requested approval of a 185 lot single-family residential development entitled "Autumn Winds". The subject site overlays 78 acres of land located south of U.S. Highway 12 and west of Clementa Avenue. Specifically, the project consists of 141 standard single-family lots and 44-patio style (detached) homes.

The subject site is currently zoned UR, Urban Reserve. The extreme northwest corner of the site lies within the shoreland overlay district an unnamed DNR protected lake (and is therefore subject to the shoreland related provisions of the zoning ordinance).

To accommodate the development, the following approvals are necessary:

- Rezoning the site from UR, Urban Reserve to an R-1, Single Family Residential designation.
- Planned Unit Development/Conditional Use Permit (to be applied to the patio homes).
- Preliminary Plat.

Kirmis stated that the proposed subdivision is considered well designed and has been found to be generally consistent with the applicable City development regulations. As a result, the following approvals are recommended subject to the conditions listed in the planners report.

- A. Approval of the rezoning of the site from UR, Urban Reserve to an R-1, Single Family Residential designation.
- B. Approval of a planned unit development conditional use permit (to allow ordinance flexibilities for the proposed patio homes) subject to the following conditions:
- C. Approval of the Autumn Winds Preliminary Plat subject to the following conditions:

The planning commission also added two conditions to be to the planners report under numbers:

#22) A 20-foot wide easement be provided within Outlot A for future public trail construction. Trail configuration and specifications shall be subject to City approval. Purchasers of lots adjacent to such future trail (Lot 6, Block 1 and Lot 1, Block 2) shall be advised of such future trail construction.

#23) A buffer strip be provided along Clementa Avenue consisting of either a berm, plantings or combination thereof. Such buffer shall be subject to City approval.

In addition, a change was made to number eight stating that the proposed park be designated as an outlot and dedicated as part of the development's first phase.

DeWolf, city engineer, reviewed the engineers report. DeWolf explained that the developer will be responsible to participate in the cost of the improvements to Trunk Highway 12 and the intersections along Trunk Highway 12. In calculating cost, it has been assumed that 70% of the Trunk Highway 12 improvements will be paid for by the State of Minnesota and 30% will be paid for by the City of Montrose. The City cost will be distributed over the entire future development area. The current estimate of cost per acre for the Trunk Highway 12 upgrades is \$1500/per acre.

Arnie Esterbrooks, D.R.C, representing the Autumn Winds development stated that he would like some clarification regarding the fees and the radius of the road improvement project.

DeWolf answered Esterbrooks questions and stated that sample language that has been used with other developers will be provided to him. This was acceptable to the developer.

Jason Chaffins, representing the Montrose Fire Department, addressed the comments listed. Chaffins stated that when the two developments tie together along the city borders he does not have a problem eliminating the comment regarding a cul-de-sac being installed in the southwest corner of the plat. However, this will be required until the two plats tie together.

David Puttnum, the engineer for Midwest Land Surveyors representing the Autumn Winds Development, responded that this would not be a problem. Nor would any of the other comments listed.

The Commission also reviewed the Park and Recreation Commissions comments.

The Commission opened the floor for public comments.

*Lee Anne Lack - 2238 66th Street*

Lack stated concerns regarding the drainage and utilities. Putnam explained the drainage discharge flow and addressed the public water supply/city services.

Lack stated that the information was helpful.

*Nancy Remer - 2154 66th Street*

Remer questioned if this was considered a premature plat since the road improvements have not yet been completed.

DeWolf explained that if the applicant does not participate with the improvements this would be considered a premature plat.

Remer also questioned where the development would exit or enter off Clementa Avenue.

DeWolf informed Remer that this will be located approximately 1/4 mile south of US Highway 12.

**The Public Hearing was closed at 7:42 PM**

The Planning Commission held a discussion regarding questions and concerns they had with the Autumn Winds preliminary plat. Items discussed were:

- Outlot A - Landscaping/Berm and Easement

This item will be added as a condition listed in the planners report

- Eastside lots and lot sizes
- Tree Preservation

Two new trees for every tree that is removed.

- A buffer along Clementa Avenue between the houses

This item was added as a condition listed in the planners report.

- Conditions listed by all city staff.

Motion by DeWitte, seconded by Hackenmiller, to recommend approval to Rezone the site from UR, Urban Reserve to an R-1, Single Family Residential designation. Carried 6-0

Motion by Hackenmiller, seconded by DeWitte, to recommend approval of the planned unit development/conditional use permit (to be applied to the patio homes) subject to the conditions listed by all city staff. Carried 6-0.

Motion by DeWitte, seconded by Henry, to recommend approval of the preliminary plat subject to the conditions listed by all city staff and to include conditions #22 and #23 and changes to condition #8 as listed in the planners report. Carried 6-0.

## **Unfinished Business**

### **Temporary Outdoor Sales**

A discussion was held regarding language the commission would like to see in a zoning ordinance pertaining to temporary outdoor sales.

Kirmis suggested that staff come up with a draft ordinance and present it back to the commission. The commission agreed.

## **New Business**

## **Miscellaneous**

## **Adjournment**

Motion by DeWitte, seconded by Turner to adjourn at 8:15 PM.  
Carried 6-0.

Author: Kristine M. Richter  
City of Montrose

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Barbara C. Thwing-Swanson  
Administrator/Clerk/Treasurer