

**CITY OF MONTROSE  
200 CENTER AVENUE SOUTH  
MONTROSE, MINNESOTA 55363  
PLANNING & ZONING COMMISSION  
MINUTES  
NOVEMBER 15, 2006**

Pursuant to call and notice, the Montrose Planning and Zoning Commission met in regular session on Wednesday, November 15, 2006.

Those present were Commissioners, Chuck Smallwood, Tim Hackenmiller, Roy Henry, Alfred Mohring, Cory DeWitte, Paul Turner and Keith Roseen. Bob Kirmis, city planner, Sharon Knodel, city council and Barb Swanson, city administrator were also present.

**Agenda**

Motion by Morhing, seconded by Roseen to approve the agenda as presented. Carried 7-0.

**Approval of Minutes**

Motion by Hackenmiller, seconded by Henry to approve the October 18, 2006 minutes as written. Carried 7-0

**Miller - Concept Review**

Nowacki, engineer, reviewed the Miller property concept plan. Nowacki stated that the proposed development would include 13 detached townhomes on 3.9 acres. The developer is requesting a PUD for setback flexibilities. The property is guided for medium density residential.

Lemmerman, developer of the project, explained that these townhomes would be approximately 1400 square feet. This development would be an association and the green space would be maintained as a commons area. Lemmerman stated that he had a meeting with the surrounding property owners prior to the concept review by city staff. Lemmerman stated that at that meeting he felt the feedback was positive. The residents liked this proposal better than a previous proposal for a landscape business to be constructed. Lemmerman had a discussion with the residents on Garfield Avenue South regarding splitting their lots but felt the residents had no interest in doing so.

A discussion was held regarding access to the development.

Larry Miller, owner of the property, informed the commission that the road is to be constructed within the 66-foot easement that is recorded.

Knodel questioned who would be paying for the construction of the road.

Lemmerman responded that he would be paying for the construction of the road.

Jason Chaffin, representing the Montrose Fire Department stated that his only concern with this development would be that there is only one way in and one way out.

It was determined that there was no alternative for an entrance. Most of this land is wetland.

Swanson will talk to the city engineer regarding the proposed road being constructed in the 66-foot easement.

A discussion was held regarding snow removal, maintenance of the street landscape plan, park dedication, street widths, overflow parking, on street parking, drainage, wetland buffer zones and safety features.

Nowacki and Lemmerman addressed these concerns stating that the snow removal would be taken care of by the association and he felt there would be plenty of room for the snow to be piled during the winter. The public road would be maintained by the city. There would be a higher standard of landscaping with the possibility of a fountain in the pond as a trade off for the P.U.D. There will be cash in lieu of land donation for the park dedication; there is no room on the property for adequate land dedication. The streets would meet the city's standard widths and lengths. Nowacki asked the commission if six additional spaces would be adequate for the overflow parking. On street parking should be supported on one side of the road with a 50' road width. Swanson suggested that Nowacki review the right of way with DeWolf, city engineer. The drainage will not be of any concern, all run-off would be directed to the pond. The wetland buffer zone will comply with city standards. Lemmerman stated that the townhomes will have a partial basement with a 4 foot crawl space for safety.

Kirmis, city planner stated that the R-3 medium density is intended for multiple units; the proposed townhomes are detached and viewed as single family, although the density is comparable to the R-3 district. Kirmis informed the developer that part of the approval process would require an example of the house plans that are being proposed.

Lemmerman informed the commission that he would like to break ground in the spring of 2007.

Nowacki addressed that question regarding sewer and water stating that water service is already out to the project from the water tower and sewer will be installed from the same location.

The commission made the following recommendations to the developer:

- Address overflow parking
- Comply with all building standards
- Higher standards for the landscaping within the proposed development including the consideration of installing a fountain in the pond. Submit all facts and figures for the P.U.D requests, including specifics for setback variances that will be needed.

Swanson stated that this item will be on the December 11, 2006 council agenda.

### **Miscellaneous**

Swanson informed the commission that on November 27, 2006 at 5:30 PM there will be a presentation on commercial architectural design standards. The planning commission is welcome to attend.

Richter will send an email reminder to the commission.

### **Adjournment**

Motion by DeWitte, seconded by Turner to adjourn at 7:45 PM.

Author: Kristine M. Richter  
City of Montrose

---

Barbara C. Thwing-Swanson  
Administrator/Clerk/Treasurer