

MINUTES

Greenwood City Council / Planning Commission Annual Joint Worksession & City Council Worksession



Wednesday, April 19, 2017

Old Log's Cast & Cru Restaurant, 5175 Meadville Street, Greenwood, MN 55331

CITY COUNCIL / PLANNING COMMISSION JOINT WORKSESSION

1. CALL TO ORDER | ROLL CALL | APPROVE AGENDA

Mayor Kind called the meeting to order at 8:05pm.

Members Present: Mayor Kind; Councilmembers Kristi Conrad, Tom Fletcher, Bob Quam, and Rob Roy; Planning Commissioners Pat Lucking, Lake Bechtell, Doug Reeder, Fiona Sayer, David Steingas

Members Absent: Jennifer Gallagher

Others Present: City Zoning Administrator Dale Cooney

Motion by Cook to approve the agenda. Second by Lucking. Motion passed 10-0.

2. DISCUSS PARK DEDICATION FEE

Mayor Kind explained that a couple who live in the city are requesting the city consider changing the city's park dedication fee to be to a flat fee system like Edina, Chanhassen, and Shorewood have rather than setting the fee at 8% of the property's value. The value of the couple's property is approximately \$750,000 x 8% = \$60,000 for a park dedication fee. As a reference, Mayor Kind shared the current park dedication fees for various cities ...

Greenwood	8% of the fair market value of the land to be subdivided
Excelsior	Cash dedication equivalent of the value of 10% of the gross area to be subdivided
Deephaven	10% of the fair market value of the land to be subdivided
Tonka Bay	10% or a lesser percentage as the city shall determine to be specifically and uniquely attributable to the proposed development based upon the fair market value of the unimproved land
Chanhassen	\$5800 per dwelling
Edina	\$5000 per dwelling unit
Shorewood	\$6500 per lot

If there is interest in going with a flat fee, we would need to amend our subdivision ordinance (chapter 6).

The consensus of the group was to keep our fee at 8%. The group noted 8% is lower than the 10% fee required by most of our neighboring cities. The topic will be included on the 05-03-17 council agenda.

3. DISCUSS LOT SIZE ORDINANCE

A redlined copy of the ordinance, a clean copy of the ordinance, and a copy of city attorney Mark Kelly's memo were distributed to the group. The group discussed each section of the clean copy of the ordinance and potential changes:

Section 1120.01. Development History & Community Character -- Add language about the shoreland management district section of the code up front, so the reader understands that the shoreland management district rules apply to every property in the city.

Section 1120.15. R-1 Setbacks & Impervious Surfaces -- Consider changing the side yard setback to be based only on lot width at the building and not lot size.

Section 1120.20. R-1 Building Standards -- Consider making the below changes. ~~Strikethrough~~ text = text to be removed. Underline text = text to be added.

Subd. 1. Principal structures (new construction or new additions) in the district shall:

- (a) not exceed 28 feet in building height and 42 feet in structure height;
- (b) ~~not exceed one level above the foundation level~~ not have a wall height that exceeds double the setback distance within 15 feet of the side property line (e.g. the maximum wall height for a principal structure located 8 feet from the property line is 16 feet);
- (c) be of a minimum width of 25 feet;

- (d) have a minimum ~~floor space on all levels of 1000 square feet in addition to main floor space of~~ 1450 sq ft including the garage square footage;
- (e) have a ~~2-car garage with a minimum floor space of 450 square feet~~ and a hard-surfaced (see section 1140.46) driveway to the public street.
- (g) meet all current standards of city building codes and appendices;

~~Subd. 2. Principal structures (new construction or new additions) in the district are entitled to:~~

~~—(a) a patio or deck with an area of 144 square feet.~~

Subd. ~~3-2~~. Properties that require variances from setback and / or impervious surface requirements in order to meet the building standards ~~and entitlements listed in subdivisions 1 & 2~~ subdivision 1 above would qualify for the “practical difficulty” standard for the ~~granting~~ consideration of variances (see section 1155).

Section 1123. Regulations for Theater with Attached Restaurant -- Get second opinion from attorney Bob Vose regarding this section.

Section 1145.00 paragraphs (e) and (f) regarding nonconforming single lots and section 1176.04 subd 10 regarding substandard lots -- These sections appear to be in conflict. The city zoning administrator will review and make a recommendation.

6. ADJOURNMENT

Motion by Cook to adjourn the joint worksession at 9:44pm. Second by Steingas. Motion passed 10-0.