

**Adopted Minutes**  
**Special Council/Planning Commission Meeting**  
**February 8, 2007**

Mayor Slavik called a Special Meeting of the Plymouth City Council and Planning Commission to order at 6:07 p.m. in Plymouth Room B & C, Plymouth Creek Center, 14800 34<sup>th</sup> Avenue North, on February 8, 2007.

COUNCIL PRESENT: Mayor Slavik, Councilmembers Willis, Hewitt, Stein, Murdock and Black (arrived at 6:33 p.m.).

ABSENT: Councilmember Bildsoe.

PLANNING COMMISSION PRESENT: Commissioners Neset, Jaffoni, Davis, Cooney, Aamoth, and Weir (arrived at 6:35 p.m.).

ABSENT: Chair Holmes.

STAFF PRESENT: City Manager Ahrens, Community Development Director Juetten, Planning Manager Senness, Assistant Building Official Farris, City Engineer Moberg, Senior Planners Drill and Darling, Planner Doty, Housing Manager Barnes, Deputy Police Chief Franz, Senior Appraiser Olsson, Park and Recreation Director Blank, Communications Manager LaFave, Police Chief Goldstein, and City Clerk Engdahl.

Mayor Slavik stated the focus of this evening's meeting is to review areas for potential land use guiding in the existing urban service area (part of the update to the Comprehensive Plan).

Community Development Director Juetten and Planning Manager Senness led the discussion regarding 11 different areas within the City for potential land use guiding. Listed below are those areas and the Council's directives for those areas:

- A. Little Peninsula located on Medicine Lake.  
Directive: LA-1 guiding (2-3) units would be more appropriate for this property.
- B. Southwest corner of Highway 55 and County Road 101.  
Directive: Leave the guiding as is until a development application is presented to the City. Staff is to note in the Comprehensive Plan that the Council is supportive of promoting mixed use type development that could include senior housing.
- C. Prudential site on Bass Lake Road  
Directive: Leave the guiding as is until a development application is presented to the City.

**Adopted Council Minutes**  
**Special Council/Planning Commission Meeting**  
**February 8, 2007**  
**Page 2 of 3**

**D. City Center Area**

Directive: Staff analyzes what sites are currently vacant as well as potential sites for development. There needs to be more destination and retail opportunities in the area. Review how the north/south pedestrian section could be addressed so the area could be more walkable. Suggestion made to include the area west of Chipotle and Ruby Tuesday's as part of the City Center area.

**E. Area north of Highway 55, west of Highway 169.**

Directive: Consider mixed use in this area consisting of residential and commercial areas. This area has the opportunity to be a gateway to the City with its close proximity to Medicine Lake.

**F. North of Highway 55 and west of Medicine Lake Drive.**

Directive: Leave as is at this time. If redevelopment does not occur in this area, look for opportunities to limit the accesses to Highway 55.

**G. Highway 55 corridor from I-494 to the western border of Plymouth.**

Directive: Encourage redevelopment that takes into consideration the reconstruction of Highway 55 (area subject to MN/DOT study). Focus on improving pedestrian access too.

**H. Northwest Quadrant of Highway 55 and County Road 9.**

Directive: Area shouldn't be guided commercial as it's not viable. If guided residential, LA-2 or LA-3 would be appropriate. Given adjacent commercial/office development, commercial/office guiding may be appropriate. Staff is to bring back options for the Council.

**I. Southeast Quadrant of Highway 55 and Vicksburg Lane.**

Directive: Review changing the guiding north of 32nd Avenue from Industrial to Commercial.

**J. Southwest Quadrant of Highway 55 and I-494**

Directive: Leave the area as it currently is until Fernbrook Lane is reconstructed. Identify boundaries of area generally (no precise line on a map) and describe nature of preferred development (e.g. high quality, higher profile at intersection of I-494/Highway 55). Staff is to bring back suggested text for the Council.

**K. Intersection of County Road 101 and County Road 6.**

Directive: Leave the area as is.

**Adopted Council Minutes**  
**Special Council/Planning Commission Meeting**  
**February 8, 2007**  
**Page 3 of 3**

L. Southwest Corner of Rockford Road and Highway 169 (Four Seasons Mall property). Robert Rappaport, owner of the mall, explained they are in the process of trying to redevelop the mall. He feels this site should be a mixed use without residential (still retain some of the businesses that are located there).

Directive: Support for commercial/office use here (but not big box mixed use), and a transit facility component.

M. Miscellaneous Industrial Parcels.

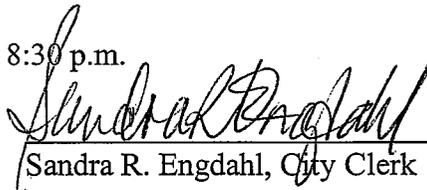
Directive: Leave the areas as they currently are.

Councilmember Murdock asked if the City has a policy regarding "McMansions." Councilmember Stein stated that the Council reviewed this previously, but took no action. City Manager Ahrens stated she would provide the information that was previously discussed on this subject to Councilmember Murdock.

Councilmember Black requested staff to provide information on low impact development.

**Adjournment**

Mayor Slavik adjourned the meeting at 8:30 p.m.

  
\_\_\_\_\_  
Sandra R. Engdahl, City Clerk