

Adopted Minutes Special Council Meeting April 7, 2015

Mayor Slavik called a Special Meeting of the Plymouth City Council to order at 5:30 p.m. in the Medicine Lake Room of City Hall, 3400 Plymouth Boulevard, on April 7, 2015.

COUNCIL PRESENT: Mayor Slavik, Councilmembers Beard, Carroll, Johnson, Prom, Willis, and Wosje.

ABSENT: None.

STAFF PRESENT: City Manager Callister, Community Development Director Juetten, Public Works Director Cote, Administrative Services Director Fischer, Park and Recreation Deputy Director Northway, Planning Manager Thomson, and Office Support Representative Barker. Also present were: Mark Jepson from Commercial Investment Properties; Peter Coyle from Larkin Hoffman; Dave Gonyea and Jake Walesch from GSW Land Development of Plymouth; and Stewart Krummen from McCrossan Construction.

Housing development on Brockton Lane (Commercial Investment Properties)

Peter Coyle of Larkin Hoffman provided an overview of the Brockton Lane multi-family dwelling proposal. He stated that an application has not been submitted.

Mark Jepson of Commercial Investment Properties presented the concept plan to the Council. The proposal would be 270 units in four buildings and a club house, with a density of approximately 18 units per acre, constructed in two phases.

The following items and concerns were discussed:

- Absorption rate
- Run-off of eastern border and storm water pond
- Access off of Hamel Road
- Lack of trail system along Brockton Lane
- No transit opportunities
- Lack of buffer
- Increase traffic volume on Brockton Lane
- Transition from SF to MF
- Zoning

The Council thanked the representatives for their time and for presenting their proposal.

Use of Nature Canyon Site for Concrete Batch Plant (McCrossan Construction)

Community Development Director Juetten provided an overview of the request from McCrossan Construction. However, a concrete batch would not be allowable in the Public/Institutional (PI) District without a text amendment to the existing ordinance.

Stewart Krummen, of McCrossan Construction, described the two year I-494 project, noting the southbound work was planned for 2015 and the northbound in 2016. He added that Nature Canyon site was near the center of the project and access would be directly off southbound I-494 for 2015. He concluded that paving would start mid-June.

The Council discussed the following:

- Days and hours of operation
- Location
- Noise
- Reduction of truck traffic in City
- Supporting the I-494 project to a timelier completion
- A courtesy mailing to property owners within 500 ft. of the plant

Consensus of the Council was to move forward including conditions. Community Development Director Juetten said he could have the zoning ordinance amendment to the Council the second meeting in May.

Update on Bus Rapid Transit

Administrative Services Director Fischer provided an update on the Bus Rapid Transit (BRT). The Council first heard an update on the matter on January 13, 2015 from the Metropolitan Council. At that time, the Council directed staff to connect with the cities of Minneapolis and Golden Valley to measure interest in pursuing BRT investment on the Highway 55 corridor. Following a meeting with both cities, staff determined there was interest in pursuing a joint resolution to advocated for the project if it were narrowly focused on the Bottineau LRT project.

Consensus of the Council was to see draft resolutions at the April 28th Council meeting.

Set Future Study Sessions

The Council scheduled the following study sessions:

1. Discuss City Council processes on May 12th following Board of Equalization Meeting.
2. City Council and Planning Commission bus tour of Northwest Plymouth and Commercial areas on May 19th at 5:00 p.m.
3. Quarterly City Manager update added to the May 26th Study Session agenda.
4. Discussion with Trillium Woods developer on June 9th at 5:30 p.m.

5. Discuss improvements required for developments on June 23th at 5:30 p.m.

Mayor Slavik noted the Veteran's Memorial opens Monday June 29th.

Adjournment

Mayor Slavik adjourned the meeting at 8:08 p.m.



Sandra R. Engdahl, City Clerk