

**Approved Minutes
Planning Commission Meeting
February 5, 2020**

4.1

Chair Anderson called a Meeting of the Plymouth Planning Commission to order at 7:00 p.m. in the Council Chambers of City Hall, 3400 Plymouth Boulevard, on February 5, 2020.

COMMISSIONERS PRESENT: Chair Marc Anderson, Commissioners Bryan Oakley, Julie Witt, David Witte, and Michael Boo

COMMISSIONERS ABSENT: Commissioners Donovan Saba and Justin Markell

STAFF PRESENT: Planning Manager Barbara Thomson, Senior Planner Kip Berglund, and Senior Planner Lori Sommers

OTHERS PRESENT: Councilmember Ned Carroll

Chair Anderson led the Pledge of Allegiance.

Oath of Office - Michael Boo

Plymouth Forum

Chair Anderson introduced Heather Eastman, 4520 Holly Lane, who stated that she will be negatively impacted if the proposed rezoning of the Hollydale property occurs, along with hundreds of other Plymouth residents. She referenced the recently adopted city comprehensive plan, which is the guiding compass for thoughtful development of the community and which designates the Hollydale property as public/semi-public/institutional. She stated that the property is currently zoned FRD, which allows for the consideration of rezoning if the rezoning is consistent with the guidance identified in the comprehensive plan. She stated that a rezoning contradicts five of the nine principles within the comprehensive plan. She commented that Hollydale is the last large tract of undeveloped land in the community, and it is important to protect. She stated that Hollydale is not listed as an area of potential change within the comprehensive plan and read aloud language from the plan that identifies the importance of protecting the property and the recreational diversity and environmental benefit of the golf course. She stated that the city has no obligation to amend the comprehensive plan to benefit one single party unless it meets the core principles of the plan, which the Hollydale proposal does not.

Chair Anderson introduced Paul Hillen, 16130 43th Avenue, who stated that his comments are related to the EAW worksheet submitted by the developer for the Hollydale property, which the commission will be reviewing later this month. He stated that the residents have had the document reviewed by engineers and consultants and identified over 30 concerns. He commented that the EAW does not take into consideration the noise and light levels of 319 proposed new homes. He

stated that the EAW also states there will be no impact to the scenic views, which he finds to be incorrect. He stated that the homes along the golf course have paid a premium to have a golf course view and currently pay higher taxes. He stated that the EAW states there will be very little groundwater impact, but noted that the homeowners in that area have spent a significant amount of funds in an attempt to address existing groundwater issues. He asked the commission to review pages 13 and 14, specifically Plate seven, noting that the area where the developer wants to build at least 100 homes is marked in red. He referenced the traffic study, which did not assess the impact to the thousands of people that live in existing homes. He stated that the study considers the traffic impact in isolation and does not address the cumulative impact on other nearby roads. He stated that the study also does not address the expected daily traffic increase on Comstock Lane. He asked that the commission consider that real people live in this area. He asked why force this development in an area that can't handle it.

Approval of Agenda

Motion was made by Commissioner Oakley, and seconded by Commissioner Witte, to approve the agenda. With all members voting in favor, the motion carried.

Consent Agenda

Motion was made by Commissioner Witte, and seconded by Commissioner Oakley, to adopt the Consent Agenda, that included the following items:

(5.01) Planning Commission minutes as amended from meeting held on January 15, 2020.

(5.02) Mark Hillstrom. Variance for impervious surface coverage for a new attached garage at 10314 South Shore Drive. **(2019105)**

With all members voting in favor, the motion carried.

Public Hearings

(6.01) Public hearing on site plan amendment and conditional use permit amendment for the City of Plymouth for exterior lighting at Parkers Lake Playfield located in the northwest quadrant of County Road 6 and Niagara Lane. (2019111)

Senior Planner Berglund reviewed the staff report.

Commissioner Witte asked and received confirmation of the location of the 60- and 70-foot poles.

Senior Planner Berglund confirmed that those are standard heights for ballfield lighting and would match the lighting on the existing lighted field.

Commissioner Witte referenced the large berm between the park and existing residential development and asked if that was reviewed to determine if the berm would provide screening from the light.

Commissioner Witte asked if County Road 6 was considered as a factor, as to whether the light would impact westbound drivers.

Senior Planner Berglund replied that there are shielding requirements and noted that the city has not received any complaints about the existing lighting on the softball field.

Chair Anderson introduced Barb Northway, Parks and Recreation Deputy Director, who stated that the fixtures have shielding, and therefore there is not much spillage off the field that is intended to be lit. She stated that the height of the poles is lower on the infield to provide additional light on the field. She stated that the berm and established trees should provide some screening to the adjacent residential development.

Planning Manager Thomson commented that the city's lighting requirements are more stringent now, compared to when the existing park lights were initially installed.

Commissioner Witte asked if there are plans to update the existing lights.

Parks and Recreation Deputy Director Northway commented that those lights were replaced in 2011 and will be relamped next year, as lights are relamped every 10 years.

Chair Anderson opened the public hearing and closed the public hearing as there was no one present requesting to speak on this item.

Motion was made by Commissioner Witte, and seconded by Commissioner Oakley, to recommend approval of the site plan amendment and conditional use permit amendment for the City of Plymouth for exterior lighting at Parkers Lake Playfield located in the northwest quadrant of County Road 6 and Niagara Lane. With all members voting in favor, the motion carried.

(6.02) Public hearing on PUD amendment for Marvin Management for exterior facade changes at Taco Bell located at 16855 County Road 24. (2020001)

Senior Planner Sommers reviewed the staff report.

Commissioner Witte asked which of the buildings in the area are considered to be harmonious with the overall development.

Senior Planner Sommers identified each of the buildings within the PUD, all of which have similar architectural details.

Chair Anderson introduced Barry Zelickson, representing the owner of the building, who stated they have owned the building for over 20 years and would like to update the facade along with the interior updates that will occur. He stated that the current look of this building is not

consistent, and therefore the enhancements with the black accents will make the building more consistent with the surrounding area.

Commissioner Witte asked for details on the updates that will occur to the order board.

Mr. Zelickson provided details on the order board update that will occur.

Commissioner Witte referenced salt damage that occurred in this overall area and asked if that was an issue for this property.

Mr. Zelickson confirmed that these updates should address any issues they have experienced.

Chair Anderson opened the public hearing and closed the public hearing as there was no one present requesting to speak on this item.

Motion was made by Commissioner Oakley, and seconded by Commissioner Witte, to recommend approval of PUD amendment for Marvin Management for exterior facade changes at Taco Bell located at 16855 County Road 24. With all members voting in favor, the motion carried.

New Business

(7.01) Election of Planning Commission Chair and Vice Chair for 2020.

Commissioners voted unanimously to maintain Marc Anderson as Chair and select David Witte as Vice Chair.

Commissioner Boo volunteered to be the representative to the Parks Commission.

(7.02) 2020 Work Program

Planning Manager Thomson gave an overview of the 2020 Work Program and 2019 Annual Report.

Commissioner Witte referenced the housing project across from Hollydale Golf Course that was approved in 2019, but said he did not notice that on the list of approved projects.

Planning Manager Thomson replied that approval occurred in 2018.

Chair Anderson commented that the report is excellent and identifies the accomplishments, commending staff for all the work they do each year.

Commissioner Boo asked if there is a sense of what staff expected the workload to be for 2019, and if the work that occurred met that expectation. He also asked if the development that occurred in 2019 matches the proposed growth rate for the city.

Planning Manager Thomson stated there were fewer plats and site plans compared to the past, but the city did have multiple final plats, which means that projects were continuing to move through the system. She stated that the city is driven by the requests submitted. She reviewed some of the work that the city does internally, but recognized that the city cannot control the requests that come forward from developers.

Motion was made by Commissioner Witte, and seconded by Commissioner Oakley, to forward the 2020 Work Program to the City Council. With all members voting in favor, the motion carried.

Adjournment

Chair Anderson adjourned the meeting at 8:02 p.m.