

## CITY OF MILACA PLANNING COMMISSION

July 10, 2023

1. Members Present - Brad Tolzman, Brett Freese, Arla Johnson and Pam Novak.
2. Others Present - Tammy Pfaff, City Manager, Deloris Katke and Greg Chaffin of Bluewaters. Please see attached list of Milaca citizens in attendance.
3. Motion made by Arla Johnson and seconded by Brad Tolzman to approve the minutes of the May 15, 2023 meeting. Motion carried.
4. The public hearing was opened at 6:04 p.m.
  - a. Planned Unit Development of Bluewaters - Potato Patch - Milaca, MN LLC. Citizen Helen Schendel asked that Greg Chaffin give an overview of the planned development. Other questions were raised by citizen, Scott Etzel. Having all questions answered to their satisfaction and hearing no further discussion the public hearing was closed at 6:20 p.m.
5. The previous Conditional Use Permit has been revised slightly and is now being requested as a Planned Unit Development (PUD).
  - a. A portion of the 5<sup>th</sup> Street SW (dedicated as Hill Street) at the south end of the property is shown vacated, as recommended.
  - b. The site plan is shifted southward to take in to account the 5<sup>th</sup> Street SW right-of-way (ROW) vacation and to stay further from the slope at the north end of the property, as recommended.
  - c. The buildings are shifted south to allow a 5-ft buffer between the parking lot drive aisle and the northernmost townhouse building, as recommended.
  - d. The three buildings are 12 ft apart vrs. the 20 ft required by zoning (10 ft side setbacks each side) as recommended previously. This relaxation of the setback requirements is allowed in a PUD, but not with a CUP unless a variance is also granted.
  - e. The 11 townhouses would be platted each within their own lot, with one larger outlet for the common areas. The previous plan had three townhouse lots, one for each 3- or 4-unit building, not one for each townhouse unit.

## RECOMMENDATIONS

We recommend approval of the PUD preliminary development plan for the Potato Patch townhouse project on parcel PID 21-046-0170 as depicted on Concept IA and Concept IB dated 6/23/23 from Johnson Engineering Group, with the following conditions.

- a. A portion of the 5<sup>th</sup> Street SW ROW at the south end of the site will be petitioned to be vacated as illustrated on the submitted site plans, and, if approved by the City Council, this property will be added to the project parcel.
- b. Lot lines for the townhouse lots will be reflected on the plat as illustrated on the submitted site plan.
- c. Outlet A will include the entire driveway, parking and common areas.
- d. A 10ft wide drainage and utility easement shall be provided on the north, south and east sides of the plat and a 30-ft wide drainage and utility easement on the west side.

- e. A landscape plan will be submitted for review and approval by the City Engineer and City Planner prior to issuing a building permit.
- f. A lighting plan will be submitted for review and approved by the City Engineer and City Planner prior to issuing a building permit.
- g. Lot coverage will be confirmed as less than 60% to be reviewed and approved by the City Engineer and City Planner prior to issuing a building permit,
- h. All requirements of the City Engineer and Public Works Directory will be followed with respect to grading, stormwater, utilities and other issues.

#### FINDINGS OF FACT

- a. The property is zoned B-2. Multi-family residential is a conditional use in that district. The use is presumed to be a permitted use to which reasonable conditions may be attached. Within a PUD, the permitted and conditional uses of the underlying district are allowed.
- b. The reduced side setbacks in the proposed plan, 12 ft between structures vs. 20 ft required by B-2 zoning standards, are reasonable and appropriate in the context of this site and a planned unit development, which can allow flexibility on these standards.
- c. Conditions of approval related to maintenance of landscaping, site lighting and other site features are reasonable and necessary to preserve the character of the area.
- d. Adherence to the city's engineering standards is reasonable and necessary to promote orderly development in the city.
- e. The project as revised per these conditions meets the purpose and intent of the PUD standards in 156.043.

Motion made by Brett Freese and seconded by Arla Johnson to accept the PUD, Recommendations and Findings of Fact as presented. The motion carried.

#### 6. New Business.

- a. The Planning Commission still has a vacancy. Tammy asked that any names of prospective members be given to her.

Having no further business a motion was made by Arla Johnson and seconded by Pam Novak to adjourn. The motion carried. Meeting adjourned at 6:27 p.m.

Respectfully Submitted,

Pam Novak