

**MAHTOMEDI PLANNING COMMISSION  
MEETING MINUTES  
AUGUST 8, 2018**

Chairperson Rogosheske convened the regular Planning Commission meeting at 6:30 p.m. with the following members in attendance: Mike Hedquist, Tracy Jones, Chantell Knauss, Brandon Sampair, Dan Soler, and Susan Stewart. Also in attendance were City Planner Erin Perdu, Mayor Jud Marshall and Administrative Support Specialist Patricia McGing and City Engineer John Sachi who arrived late.

**APPROVAL OF THE AGENDA**

Commissioner Stewart moved, and Commissioner Jones seconded the motion to approve the agenda as presented. The motion was unanimously approved.

**APPROVAL OF THE JULY 11, 2018 REGULAR PLANNING COMMISSION MEETING MINUTES**

Commissioner Soler moved, and Commissioner Jones seconded the motion to approve the minutes of the July 11, 2018 regular Planning Commission meeting as written. The motion was unanimously approved.

**4a. CONSIDER APPROVAL – A request from Michael and Joan Eckert for a preliminary plat in order to develop the property located at 1610 Briarwood Avenue into five single-family lots.**

Planner Perdu provided a power point presentation and said the applicants are requesting a major subdivision to divide the current property into five single-family residential lots. The parcel to be divided has a total area of 3.07 acres and was recently rezoned to the R1-C Low Density Residential zoning classification. The proposed lots meet and or exceed the lot area, width and depth requirements of the ordinance. The existing home on Lot 1 will also meet the minimum requirements of the front yard, corner side, interior side and rear yard setbacks. The newly created lots will not create any violations of the zoning code, and the proposed division has been prepared by a registered surveyor. It is consistent with the Comprehensive Plan and R1-C lot requirements. It is recommended that the applicants pay a \$12,000 parkland dedication fee (\$3,000 per new residential lot).

Planner Perdu outlined the engineering considerations. A drainage and utility easement over the wetland is required. The grading for Lots 4 and 5 crosses the lot line and will have to be done prior to the issuance of building permits while the properties are in common ownership. Grading for the other lots can be handled with the building permits. The retaining walls will require engineering review with the building permits. The wall between Lots 1 and 2 should be moved to the edge of the drainage and utility easement. Sediment and erosion control will be handled with the building permits. Sanitary sewer and water services have recently been stubbed in to the lots as part of the Quail Street project.

**4a. (Continued)**

Planner Perdu said a Waiver of Assessment Appeal is required to add an assessment for an additional lot on the Eckert property for both the street assessment on the Briarwood Street Project in the amount of \$2,700 and the utility assessment for the Quail Street Utility Extension Project in the amount of \$28,000. Staff is recommending approval of the requested preliminary plat with the following conditions:

1. The following shall be included on the Final Plat:
  - a. net lot area calculations subtracting the area of the wetland from Lots 1 and 2
  - b. a drainage and utility easement over the wetland
2. The applicant shall sign a Waiver of Assessment Appeal to add an assessment for an additional lot on the Eckert property for both the street assessment on the Briarwood streets project (\$2,700) and the utility assessment for the Quail Street Utility Extension project (approximately \$28,000).
3. The retaining wall between Lots 1 and 2 shall be moved to the edge of the drainage and utility easement – approximately 5 feet to the northeast or the southwest of the location proposed on the preliminary plat.
4. The Applicant shall pay cash in lieu of parkland dedication in the amount of twelve thousand dollars (\$12,000). The cash shall be due as stated in the Development Agreement.

Chairperson Rogosheske opened the public hearing to the audience for commentary. Hearing none, the public hearing was closed.

Commissioner Knauss noted that the Engineer's suggested condition regarding the proposed grading for Lots 4 and 5 should be included in the resolution.

Engineer Sachi briefly explained the grading issue between these two lots.

Commissioner Soler moved to recommend the City Council approve a resolution approving a request for a preliminary plat to create a total of five single-family lots at property located at 1610 Briarwood Avenue with an additional condition that the grading for Lots 4 and 5 will be done prior to the issuance of building permits while the properties are in common ownership, or a revised grading plan has been submitted and reviewed to the City Engineer's satisfaction, as outlined below. Commissioner Hedquist seconded the motion, and the motion was unanimously approved.

**RESOLUTION APPROVING A REQUEST FOR A MAJOR SUBDIVISION  
(PRELIMINARY PLAT) TO CREATE A TOTAL OF FIVE SINGLE-FAMILY LOTS  
FROM THE CURRENT ONE LOT AT THE PROPERTY LOCATED  
AT 1610 BRIARWOOD ROAD, PID: 20.030.21.21.0052**

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**4a. (Continued)**

**WHEREAS**, the City of Mahtomedi received a request from the Applicant and Owners Joan and Michael Eckert for a major subdivision (preliminary plat) approval to split the existing 3.07-acre property into five parcels on the property located at 1610 Briarwood Ave. (PID 20.030.21.21.0052) on June 27, 2018, legally described as follows:

LOTS A, B, 5, 12, 13, REARRANGEMENT BLOCK 135, WILDWOOD; AND LOTS 1 AND 2, BLOCK 135, WILDWOOD, EXCEPT FOR THOSE PARTS OF LOT 1 AND 2, BLOCK 135, WILDWOOD, LYING SOUTHWESTERLY 110.97 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 2 A DISTANCE OF 10.82 FEET NORTHWESTERLY FROM THE SOUTHEAST CORNER OF SAID LOT 2, AS MEASURED ALONG THE SOUTHWESTERLY LINE OF SAID LOT 2, AND SAID LINE THERE TERMINATING; AND LOTS 11 AND 12, BLOCK 136 OF WILDWOOD; AND THAT PART OF VACATED GRANT STREET ACCRUING TO THE ABOVE PROPERTY THERETO, WASHINGTON COUNTY, MINNESOTA.

**WHEREAS**, the Applicant has requested a major subdivision (preliminary plat) to allow for the creation of five lots total (four new) for the future construction of single family homes; and

**WHEREAS**, the Planning Commission reviewed and considered the request based on the related documents shown in the Applicants' Application at their regular meeting on August 8, 2018; and

**WHEREAS**, the City Council reviewed and considered the reports, documents, testimony, and other materials presented; and

**WHEREAS**, the City Council can approve a major subdivision if it finds that the standards for major subdivisions (preliminary plats) as described in Chapter 11, Section 11.02, Subdivision 6, A: Preliminary Plat of the Mahtomedi City Code have been met.

**NOW THEREFORE BE IT RESOLVED** that the City Council of the City of Mahtomedi approves the Applicants' major subdivision (preliminary plat) request based on the following findings:

1. All required information for a major subdivision has been supplied.
2. The major subdivision meets the requirements for Major Subdivision Approval;
3. The lot to be divided is in a location where conditions are well defined;
4. The newly created property lines will not cause any resulting lot to be in violation of the Zoning Code;
5. The proposed division was prepared by a registered land surveyor;
6. The major subdivision request is consistent with the City's Comprehensive Plan; and

4a. (Continued)

7. The major subdivision is consistent with the City's Subdivision Regulations and Zoning Ordinance for property in the R1-C – Single-Family Residential Zoning District.

**NOW THEREFORE BE IT FURTHER RESOLVED**, that the City Council's approval of the requested major subdivision (preliminary plat) is contingent on the following:

1. The Applicant shall pay cash in lieu of parkland dedication in the amount of twelve thousand dollars (\$12,000). The cash shall be due as stated in the Development Agreement.
2. The following shall be included on the Final Plat:
  - a. net lot area calculations subtracting the area of the wetland from Lots 1 and 2
  - b. a drainage and utility easement over the wetland.
3. The retaining wall between Lots 1 and 2 shall be moved to the edge of the drainage and utility easement – approximately 5 feet to the northeast or the southwest of the location proposed on the preliminary plat.
4. **The grading of lots 4 and 5 grading shall be done prior to the issuance of building permits for the lots, when the properties are still in common ownership OR the applicant shall submit an alternate grading plan showing driveway and home locations that do not require grading over the common property line.**
5. The applicant shall sign a Waiver of Assessment Appeal to add an assessment for an additional lot on the Eckert property for both the street assessment on the Briarwood streets project (\$2,700) and the utility assessment for the Quail Street Utility Extension project (approximately \$28,000)

Administrative Support Specialist McGing said this item will be heard at the August 21, 2018 City Council meeting.

4b. **CONSIDER APPROVAL – Request from Leah Retamozo, Bilingual Child Care and Education Center Inc., on behalf of C & H Development (US) Inc., for a Planned Unit Development amendment to allow for a 1,990 square foot building addition at 720 Wildwood Road and PID 31.030.21.21.0168**

Planner Perdu introduced the item and said the applicant is requesting to move a commercial daycare center into the vacant commercial building at 720 Wildwood Road and construct a play yard for the daycare center on the abutting vacant parcel. This will eliminate the existing drive lane to connect the landscaped area to the south of the existing building. The applicant has withdrawn their request for the building addition, but this request still requires an amendment to the Planned Unit Development and site plan approval. The plan is consistent with the Comp Plan and is designed to form a desirable and unified development within its own boundary.

**4b. (Continued)**

Planner Perdu said the proposed use will not be detrimental to the present and future land uses in the surrounding area, and any exceptions to the standard requirements of the Zoning and Subdivision Codes are justified by the design of the development. The plan will not create an excessive burden on parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the Planned Unit Development. The PUD will not have an undue and adverse impact on the reasonable enjoyment of the neighboring property.

The layout and design is consistent with the overall development; the drive lane is not currently used. The required parking is 40 spaces and 35 spaces are proposed. However, the parking spaces can be reduced by up to 20% with parking shared among the uses. The site to the south was designed for a restaurant use which will now be used for open space.

There is no lighting or signage proposed. Any future signage must be permitted separately. There are no engineering concerns; there will be less impervious surface than originally planned. It is recommended the parcels be combined as the use spans both parcels. The Operating and Easement Agreement Covenants are private and not enforced by the City. Staff is recommending approval of the PUD amendment and site plan with the following conditions: The applicant must combine the two subject parcels prior to the issuance of a site work permit, and any additional signage must be permitted through a separate sign permit and meet the requirements of Section 10.7 Signs.

Commissioner Hedquist asked if the playground area will be fenced in. He also asked about a cross walk across Highway 244 to get to Wedgewood Park.

Engineer Sachi said that the City has been working with MN-DOT and Washington County. A crosswalk by Aldi's has been included in their 2019 road project. He also noted that there could possibly be a flashing beacon at the crosswalk.

Ms. Leah Retamozo, applicant, addressed the Commission and said they currently have a daycare facility in Roseville. They are no longer constructing the addition, and reducing their capacity to 106 children. The playground will be fully enclosed. They are very excited to be in the community. In response to a question from Commissioner Jones, Ms. Retamozo said that they are very conscientious when it comes to safety, and are trained in many fields.

Chairperson Rogosheske asked why they cut out the gym addition.

Ms. Retamozo said when they started looking at the numbers, they decided against the addition. They will still have a 1,300 square foot gymnasium inside the building, and have less classrooms. She also said that she has been in touch with Bruce Carlson who represents Aldi's regarding the covenants and has had positive conversations.

**4b. (Continued)**

Chairperson Rogosheske opened the public hearing to the audience for commentary. Hearing none, the public hearing was closed and discussion was turned back the Commission.

Commissioner Knauss said she was very excited for this; it will be a very good fit in the community. There is a high need for this in the community. She said parents usually drop their children off early in the morning and Aldi's doesn't open up until 9:00 a.m. and the Clinic opens at 8:00 a.m., so it shouldn't interfere with parking.

Commissioner Knauss moved, and Commissioner Hedquist seconded the motion to recommend the City Council approve an ordinance amending the Planned Unit Development 2005-2 Overlay Zoning District associated with the Wedgewood Village Development to allow for a daycare center use on the parcel described as PID 31.030.21.21.0166 and 31.030.21.21.0168 and a resolution approving a site plan associated with a daycare center at 720 Wildwood Road as outlined below. The motion was unanimously approved.

**AN ORDINANCE AMENDING THE PLANNED UNIT DEVELOPMENT 2005-2  
OVERLAY ZONING DISTRICT ASSOCIATED WITH THE WEDGEWOOD VILLAGE  
DEVELOPMENT TO ALLOW FOR DAYCARE CENTER USE ON THE PARCEL AT  
720 WILDWOOD ROAD, PIDs 31.030.21.21.0166 and 31.030.21.21.0168**

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**THE CITY COUNCIL OF THE CITY OF MAHTOMEDI ORDAINS AS FOLLOWS:**

**Section One.** Amendment to the PUD 2005-2 Overlay Zoning District. The PUD (Planned Unit Development) 2005-2 Overlay Zoning District is hereby amended as follows. The deleted language is represented by ~~striketrough~~ text. The additional language is represented by double underlined text.

**PUD 2005-2 OVERLAY ZONING DISTRICT**

- A. Intent: The PUD 2005-2 Overlay Zoning District creates a zoning district specifically for Wedgewood Village – a proposed commercial and residential development with limited retail, service, office and high density residential uses consistent with the City's Comprehensive Plan. The public will benefit from commercial uses that will serve Mahtomedi area residents, an apartment use that supports neighboring businesses and serves a gap in the housing mix of the City, coordinated architecture that is compatible with the surrounding residential neighborhoods, consolidated access to State Highway 244, and consolidated storm water management.

**4b. (Continued)**

- B. Underlying Zoning District. The underlying zoning districts of the PUD 2005-2 Overlay Zoning District shall be the B4 – General Business District for all parcels except the parcel at 730 Wildwood Rd. (PID 31.030.21.21.0168) where the underlying zoning will be R4 High Density Residential.
- C. Permitted Uses and Conditional Uses. The permitted uses and conditional uses of the 2005-2 PUD Overlay District shall be those permitted uses and conditional uses in the underlying B4-General Business District and R4 High Density Residential District, except as modified as follows:
1. Off-sale liquor stores shall be a permitted use.
  2. The combined area of all restaurants in the District shall not exceed 10,000 gross square feet. No individual restaurant shall exceed 8,000 gross square feet.
  3. Restaurants with a drive through shall be a conditional use and shall only be allowed after the granting of a conditional use permit.
  4. Following conditional use procedures, the City Council may approve the conditional uses described in the underlying B4 – General Business District. Key considerations shall include the amount of available parking for the use, the impact that the use will have on the surrounding residential neighborhood, and the impact the use will have on the traffic situation in the area.
  5. Restaurants and retail merchandise businesses, such as grocery, coffee shops and similar uses are allowed to provide outdoor seasonal seating area along the edge of their respective building. The outdoor area shall be enclosed with decorative fencing or with bollards and chains. At least 3-5 feet of sidewalk shall remain outside the seating area to accommodate customers using the adjacent parking stalls. No outdoor intercom or speakers will be allowed. The final layout, including a review of the parking plan, and enclosure details must be approved administratively by the City’s Zoning Administrator.
- D. Required Uses. The Grocery Store and the Drug Store shown on the Final Development Plans on file with the City Administrator shall be used as a grocery store and a drug store, respectively, for at least one year after the initial occupancy of the buildings. An amendment to this Ordinance shall be required if the initial use of subject buildings will be different than the expected grocery store use and drug store use.
- E. Building Location, Area, Height, and Architecture. Building location, area, height, and architecture shall conform to the performance characteristics of the underlying B4- General Business District, R4 High Density Residential District and other applicable sections of the Mahtomedi Zoning Ordinance, except as modified and authorized by the Wedgewood Village PUD Development Agreement and the Final Development Plans described in Section 3 of this Ordinance and on file with the City Administrator pursuant to the City of Mahtomedi Legislative Code, Chapter 11, Section 11.01, Subdivision 8.19, E

**4b. (Continued)**

(Final Development Plans). Any significant change to the buildings from the approved Final Development Plans shall require an amendment to this Ordinance, as determined by the City Administrator.

- F. Parking, Access, and Circulation. Parking, access, and circulation shall conform to the applicable performance characteristics of the Mahtomedi Zoning Ordinance, except as modified and authorized by the Wedgewood Village PUD Development Agreement and the Final Development Plans on file with the City Administrator, and except as modified as follows:
1. When computing the total number of parking spaces required for a use, individual activities within the use shall be calculated separately and added together to arrive at the total required parking spaces for each specific use.
  2. The total number of parking spaces required for a restaurant use shall be one parking space per three patron seats or one parking space for every one hundred (100) gross square feet of the public portion of the restaurant, whichever is greater, plus one parking space per employee on the largest work shift.
  3. The total required parking for the Wedgewood Village PUD may be reduced by 20% if the development provides shared parking between uses.
- G. Tree Preservation, Tree Replacements, Landscaping, and Screening. Tree preservation, tree replacements, landscaping, and screening shall conform to the applicable performance characteristics of the Mahtomedi Zoning Ordinance, except as modified and authorized by the Wedgewood Village PUD Development Agreement and the Final Development Plans on file with the City Administrator, and except as modified as follows:
1. Additional landscaping and screening, beyond that shown on the Final Development Plans, may be required to provide an adequate landscaped buffer between the Wedgewood Village PUD and the surrounding uses. The City Administrator shall determine if additional landscaping or screening is required once the buildings are constructed and the landscaping is installed.
  2. An adequate landscaped buffer between the PUD and the surrounding uses, as determined by the City Administrator, shall be maintained at all times. In the event that plantings are damaged or destroyed, the Property Owner shall install replacement plantings as per the direction of the City Administrator.
  3. Plantings within the right-of-way on the west side of Wedgewood Way do not have to be installed until such time that the property directly west of Wedgewood Way redevelops. However, the subject area must be sodded and maintained until the plantings are installed.



**4b. (Continued)**

4. If construction of the Retail C/Day Care Center building of the Wedgwood Village PUD (Lot 1, Block 1, Wedgewood Village) does not commence within twenty-four (24) months of the commencement of Phase One of the PUD, The Property Owner of the PUD shall then request an amendment to the approved Final Development Plan that shows a revised landscaping and screening plan for the development.

H. Site and Building Signage. Building signage shall conform to the signage requirements of the underlying B4 – General Business District except that all businesses shall be allowed one wall sign for each wall frontage in which their business is located. Example: A corner tenant within Building A may have wall signage on both wall facades; 1 sign facing Hwy 244 and 1 sign facing the internal drive aisle and parking lot.

Site signage shall conform to the requirements of the underlying B4 – General Business District, except that two monument signs shall be allowed at the entrances to the development from State Highway 244 consistent with following drawings on file with the City Clerk:

- Business Identification Signage, prepared by Lawrence Sign, dated 11-03-05, revised 11-14-05 and
- Site Lines, Business Signs, prepared by MFRA, dated 03-29-05

Signage shall be coordinated throughout the PUD to promote a unified development.

I. Grading, Drainage, Utilities, Storm Water Management, and Other Performance Characteristics: The grading, drainage, utilities, storm water management, and other performance characteristics of the PUD 2005-02 Overlay Zoning District (“Performance Characteristics”) shall conform to the performance characteristics of the underlying zoning district and other applicable sections of the Mahtomedi Zoning Ordinance, except as modified and authorized by the Wedgewood Village PUD Development Agreement, and except as modified and authorized by the Final Development Plans on file with the City Administrator.

J. Hours of Operation. Hours of operation, including deliveries, loading, and trash removal, shall be prohibited between the hours of 11:00 PM and 6:00 AM, except that the delivery hours shall not be restricted for the grocery store shown on the Final Development Plans as per the following conditions:

1. A grocery store shall not exceed four (4) deliveries per week between the hours of 11:00 PM and 6:00 AM.
2. No refrigerated trucks shall be permitted to deliver goods between the hours of 11:00 PM and 6:00 AM
3. After May 1, 2007 or after the grocery store’s distribution center in Faribault, Minnesota is operational, whichever comes first, deliveries shall be prohibited between 11:00 PM and 6:00 AM.

**4b. (Continued)**

- K. Phasing. Phase One of the PUD shall include construction of the Grocery Store, Liquor Store, Drug Store, Retail A, and Retail B/Office buildings, and all associated parking, landscaping, utilities, and storm water management work. Phase Two of the PUD shall include construction of the Retail C/Day Care Center building and related work. Work on Phase Two shall commence within twenty-four (24) months of commencement of work on Phase One. If work on either Phase One or Phase Two is not substantially completed within twenty-four months (24) of commencement, then the Property Owner shall request an amendment to the approved Final Development Plan. Phase Three shall consist of the addition to the existing building at 720 Wildwood Rd. and its conversion to a Day Care Center. Work on Phase Three shall commence within twelve (12) months of approval of this ordinance amendment.
- L. Preliminary and Final PUD Plan and Site Plan Approval. This PUD 2005-2 Overlay Zoning District shall be created upon City Council's approval of the Preliminary and Final PUD Plans and Site Plan for the Wedgewood Village development. In the future event that the PUD 2005-2 Overlay Zoning District is repealed with respect to any part of the Wedgewood Village development, any existing use and structure permitted by the PUD 2005-2 Overlay Zoning District shall be treated as a pre-existing legal non-conforming use and structure provided that the underlying Zoning District does not permit the existing use and structure.

**Section Two.** Preliminary and Final PUD/Site Plans associated with the Wedgewood Village Development.

- A. Approved Preliminary and Final PUD/Site Plan. The plans associated with the Wedgewood Village Development and any future development of the property shall be developed in substantial conformance with the following plans except as may be modified by the conditions of approval described in Subsection B of this Section. The Final PUD Development Plan/Site Plan are on file with the City Administrator.
1. Preliminary Plat prepared by McCombs Frank Roos Associates, Inc., dated April 05, 2005;
  2. Sheet C.1.01 – Title Sheet prepared by McCombs Frank Roos Associates, Inc., dated March 29, 2005;
  3. Sheet C.2.01 – Existing Conditions prepared by McCombs Frank Roos Associates, Inc., dated March 29, 2005;
  4. Sheet C.3.01 – Existing Tree Survey/Preservation Plan prepared by McCombs Frank Roos Associates, Inc., dated March 29, 2005;
  5. Sheet C.3.02 – Existing Tree Survey/Preservation Plan prepared by McCombs Frank Roos Associates, Inc., dated March 29, 2005;
  6. Sheet C.4.01 – Final Site Plan prepared by McCombs Frank Roos Associates, Inc., dated March 29, 2005;
  7. Sheet C.5.01 – Site Sections prepared by McCombs Frank Roos Associate, Inc., dated March 29, 2005;

4b. (Continued)

8. Sheet C.6.01 – Final Grading Plan prepared by McCombs Frank Roos Associates, Inc., dated March 29, 2005;
9. Sheet C.7.01 – Final Storm Sewer Plan prepared by McCombs Frank Roos Associates, Inc., dated March 29, 2005;
10. Sheet C.8.01 – Final Utility Plan prepared by McCombs Frank Roos Associates, Inc., dated March 29, 2005;
11. Sheet L.1.01 – Final Landscape Plan prepared by McCombs Frank Roos Associates, Inc., dated March 28, 2005;
12. Sheet L.1.02 – Final Landscape Details prepared by McCombs Frank Roos Associates, Inc., dated March 25, 2005;
13. Sheet L.1.03 – Final Landscape Details prepared by McCombs Frank Roos Associates, Inc., dated March 28, 2005;
14. Sheet L.2.01 – Pedestrian Circulation Plan prepared by McCombs Frank Roos Associates, Inc., dated March 29, 2005;
15. Sheet ES1 – Site Photometric Plan prepared by OlympiaTech Electrical Contractor, dated January 7, 2005;
16. Sheet A3.1 – Exterior Elevations prepared by Architectural Consortium, L.L.C., dated April 7, 2005;
17. Sheet A3.2 – Exterior Elevations prepared by Architectural Consortium, L.L.C., dated January 6, 2005;
18. Sheet A3.3 – Exterior Elevations prepared by Architectural Consortium, L.L.C., dated January 6, 2005;
19. Sheet A3.4 – Exterior Elevations prepared by Architectural Consortium, L.L.C., dated January 6, 2005;
20. Sheet A3.5 – Exterior Elevations prepared by Architectural Consortium, L.L.C., dated February 25, 2005.
21. Wildwood Housing Plans prepared by Sperides Reiners Architects, Inc. dated December 15, 2015.
22. PUD Amendment Plans for Day Care Center prepared by C & H Development dated August 8, 2018.

B. Modifications to Plans. The Final PUD Plan/Site Plans shall be modified as may be necessary to address the following:

1. The Property Owner shall address all issues raised by the City Engineer in his review letter dated April 4, 2005 regarding the proposed Wedgewood Village Development.
2. The Property Owner shall address all issues raised by the City Planner and City engineer in their review letter dated January 7, 2016 regarding the proposed Wedgewood Housing component.

4b. (Continued)

3. The Property Owner shall address all issues raised by the City Planner in the report dated August 1, 2018 regarding the proposed Day Care Center component.
  4. The proposed signage shall be modified to be consistent with the provisions of the underlying B4 – General Business District, except as may be modified as outlined in Section One, H of this PUD Ordinance.
  5. All lighting sources, including security lighting at the rear and sides of buildings, shall be shielded from the direct view of the surrounding properties.
  6. The proposed trash dumpsters shall be screened with materials that are architecturally compatible with the materials of the buildings that they serve. Trash dumpsters associated with the Retail A Building shall be fully enclosed.
  7. Additional landscaping/ screening shall be installed as per Section One, Subsection G of this Ordinance and as per the City Planner’s review letter to the Planning Commission dated April 5, 2005.
  8. If reasonably feasible, a pedestrian walk shall be installed adjacent to the proposed bus stop/Highway 244 crosswalk as per the review and approval of the City Administrator.
  9. Minor modifications to the parking and circulation system shall be made as per the review and approval of the City Administrator.
- C. Future Amendments to the Final PUD/Site Plan. Minor changes to the Final PUD/Site Plans may be made administratively at the discretion of the City Administrator. Changes that would trigger Site Plan review by the Planning Commission and approval by the City Council as described in Chapter 11.01, Section 11.01, Subdivision 8.11, B of the Mahtomedi Legislative Code shall require an Amendment to this Ordinance, the Final PUD, and the Site Plan.
- D. Findings for Approval of the Preliminary and Final PUD/Site Plan. The City Council finds that the Plans are consistent with the criteria for approval of the Preliminary and Final PUD Development Plans as described in Chapter 11.01, Section 11.01, Subdivision 8.11, D of the Mahtomedi Legislative Code. More specifically the City Council finds the following:
1. The proposed development is consistent with the City’s Comprehensive Plan.
  2. The proposed development presents a complete and unified development within its own boundaries in terms of relationship of structures, patterns of circulation, visual character, interrelationship of utilities and drainage infrastructure, and overall architectural theme.
  3. The proposed layout of land uses within the development will result in compatible land uses with present and planned land uses in the surrounding area.
  4. The proposed high density housing component will complement the commercial uses on the site and will enhance the viability of the development as a whole.

**4b. (Continued)**

5. The development is sufficient unto itself on the basis of size, composition, arrangement, and the provision of municipal utilities.
6. The impacts of the proposed development on municipal services and facilities have been reviewed and mitigative measures have been identified where needed.
7. The impacts of the proposed development on environmental quality and the reasonable enjoyment of the surrounding property have been identified, analyzed and mitigative measures identified where needed.
8. The proposed development reasonably addresses the safety and convenience of vehicular and pedestrian traffic within the site and in relation to access streets.
9. Any deviations from the standards of the Zoning Ordinance and Subdivision Regulations are justified by the design of the development.

**Section Three. Findings for Amending of the PUD 2005-2 Overlay District.** In amending the PUD 2005-2 Overlay Zoning District associated with the Wedgewood Village Development, the City Council of the City of Mahtomedi finds the following:

- A. The proposed amendments to the provisions of the PUD 2005-2 Overlay Zoning District are consistent with the City's Comprehensive Plan for the subject property;
- B. The City Council has given due consideration to existing conditions and the conservation of property values;
- C. The amendments to the provisions of the PUD 2005-2 Overlay Zoning District promote building development that is to the best advantage of the entire City and to the uses for which the subject property is being devoted; and
- D. Amendment to the PUD 2005-2 Overlay Zoning District is required for the public good and is in the best interest of public health, safety, and welfare.

**RESOLUTION APPROVING A SITE PLAN ASSOCIATED WITH A DAYCARE CENTER AT THE WEDGEWOOD VILLAGE PLANNED UNIT DEVELOPMENT LOCATED AT 720 WILDWOOD RD.**

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**WHEREAS**, the Applicant, Bilingual Childcare & ED Center Inc., on behalf of the owner C & H Developments, filed an application with the City of Mahtomedi on July 18, 2018, requesting site plan approval for a building addition on the property at 720 Wildwood Road (PIDs 31.030.21.21.0166 and 31.030.21.21.0168), legally described as follows:

WEDGEWOOD 2ND ADDITION Lot 4 Block 1 and WEDGEWOOD 2ND ADDITION  
Lot 6 Block 1

**WHEREAS**, the Applicant has proposed to construct an addition onto the existing building located on the above-described property; and

**4b. (Continued)**

**WHEREAS**, the proposed development is consistent with the Comprehensive Plan; and

**WHEREAS**, the development meets or exceeds the zoning ordinance requirements for the Planned Unit Development overlay district; and

**WHEREAS**, the Planning Commission reviewed and considered the request based on the related documents and site plan shown in the Applicant's application at their regular meeting on August 8, 2018.

**NOW THEREFORE BE IT RESOLVED** that the City Council of the City of Mahtomedi approves the Applicant's site plan request based on the following findings:

1. The requested site plan meets all the criteria for site plan approval as described in Chapter 11, Section 11.01, Subdivision 8.11, D of the Mahtomedi Zoning Ordinance. More specifically, the City Council finds that the site plan should be approved for following reasons:
  - a. The Plan is consistent with the City's Comprehensive Plan.
  - b. The Plan complies with all applicable Ordinances including, but not limited to provisions for parking, landscaping and screening.
  - c. There are no unique geologic, geographic or historically significant characteristics on the site;
  - d. The Plan provides appropriate consideration of adjacent and neighboring properties through adequate design and provision for such matters as surface water drainage, building location and orientation, parking and access drives, lighting, and trash storage;
  - e. The Plan provides reasonable consideration for the safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets.

**NOW THEREFORE BE IT FURTHER RESOLVED** that the City Council's approval of the requested site plan is contingent on the following:

1. The applicant must combine the two subject parcels prior to the issuance of a building permit for the site work and interior renovation.
2. Any additional signage must be permitted through a separate sign permit and meet the requirements of Section 10.7 Signs.
3. The Applicant shall obtain all necessary building permits prior to beginning construction.

Administrative Support Specialist McGing said the City Council will review this item at their August 21, 2018 meeting.

**5. STAFF REPORT – None Scheduled**

**6. UPDATE - CITY COUNCIL AND OTHER COMMISSION ACTIVITIES AND INFORMATIVE ITEMS.**

Engineer Sachi informed the Commission that the City Council is discussing the possibility of a utility extension project for the Bevins Lane, Bichner Lane and Talahi Drive area. If utilities are constructed, the Planning Commission will be looking at rezoning the properties from RR – Rural Residential to R1-C Single Family Residential. There is also the potential for lot splits in the area that the Planning Commission will review.

**7. ADJOURNMENT**

There being no further discussion, Commissioner Knauss moved, and Commissioner Soler seconded the motion to adjourn the regular Planning Commission meeting at 7:10 p.m. The motion was unanimously approved.

Respectfully submitted by Patricia K. McGing, Administrative Support Specialist.

**APPROVED:**

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**ALEX ROGOSHESKE**  
**CHAIRPERSON**

**ATTESTED:**

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**PATRICIA K. MCGING**  
**ADMINISTRATIVE SUPPORT SPECIALIST**