

CITY OF ELKO NEW MARKET  
SCOTT COUNTY, MINNESOTA  
PLANNING COMMISSION MEETING  
601 MAIN STREET  
ELKO NEW MARKET, MINNESOTA 55054  
TUESDAY, MARCH 3, 2015

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

Members Present: Chair Thompson, Commissioners: Hartzler, Kruckman and Smith

Members Absent: Commissioner Vetter

Also Present: City Administrator Terry, Planner Kirmis, Engineer Revering and City Clerk Green

2. PLEDGE OF ALLEGIANCE

The Chair led the Pledge of Allegiance

3. APPROVAL OF THE AGENDA

Motion to approve the agenda. Made by Smith, Seconded by Hartzler – APIF

4. PUBLIC COMMENT

None

5. ANNOUNCEMENTS

None

6. APPROVAL OF MINUTES

Motion to approve the Minutes of the February 3, 2015 Planning Commission meeting. Made by Thompson, Seconded by Kruckman – APIF

7. PUBLIC HEARINGS

Amendment to the Elko New Market 2030 Comprehensive Plan

The Planning Chair opened the public hearing at 7:14 p.m. on the amendment to the Elko New Market 2030 Comprehensive Plan related to the following:

- Modify the City's 2030 Municipal Urban Service Area (MUSA) boundary to include approximately 125 acres of land located south of County Road 2 and east of Interstate 35.
- Change the guided land use designations upon the above described land from a combination of "Residential Mixed Use (3 – 15 units per acre)" and "Commercial/Industrial" to a combination of "General Commercial" and "Industrial Park".

The Staff report was presented by the City Planner, Bob Kirmis.

The Planning Commission received no public comment.

Motion to close the public hearing at 7:21 p.m. Made by Smith, Seconded by Hartzler – APIF.

After closing the public hearing, the Planning Commission held a very limited discussion of the amendment. The Commission did however, pose questions related to the following:

- The need to subtract a comparable amount of capacity from the 2030 MUSA (to make up the MUSA capacity proposed to be added as part of the amendment). Staff informed the Planning Commission that the City has been advised by its Metropolitan Council sector representative that subtraction of land from the 2030 MUSA will not be necessary as part of the amendment.
- The status of the Alternative Urban Areawide Review (AUAR). Staff informed the Commission that the AUAR is expected to be completed in July of 2015.

Motion by Hartzler, Seconded by Kruckman to modify the City's 2030 Municipal Urban Service Area (MUSA) boundary to include approximately 125 acres of land located south of County Road 2 and east of Interstate 35 – APIF

Motion by Smith, Seconded by Kruckman to change to the guided land use designations upon the above described land from a combination of "Residential Mixed Use (3 – 15 units per acre)" and to "Commercial/Industrial" to a combination of "General Commercial" and "Industrial Park" – APIF

#### 8. PETITIONS, REQUESTS AND INQUIRIES

None

#### 9. GENERAL BUSINESS

Boulder Heights - Revised PUD Sketch Plan - KJ Walk Inc.

The Planning Commission reviewed the revised PUD sketch plan at their March 3, 2015 meeting. In review of the plan, Commission members offered the following informal comments:

- Concern was raised over the possibility that dust from Beard Avenue may negatively impact future homes which abut the roadway. Both City Staff and the Planning Commission concluded that such concern was valid.
- A question was raised related to City and Township roadway maintenance responsibilities. City Administrator Terry advised the Commission that

specific maintenance responsibilities will need to be worked out as part of the formal subdivision approval process.

- A question was raised regarding the potential use of “Otta Seal” on Beard Avenue. City Engineer Revering advised the Commission that future use of “Otta Seal” on Beard Avenue is a possibility and that such decision may be impacted by what is learned by the use of such roadway surface treatment on 275<sup>th</sup> Street.
- A Commissioner expressed his opinion that Beard Avenue should not be designated as a “major collector” street. City Engineer Revering advised the Planning Commission that such designation takes into account an ultimate development scenario within which nearby County Road 86 is expected to become a major highway (principal arterial).
- While not directly related to the proposed subdivision, the Commission noted that a trail way is needed along Xerxes Avenue. It was suggested that this issue be addressed separately by City Officials.
- Due to related City maintenance concerns, the Planning Commission did not support the placement of “planting islands” within the subdivision’s two cul-de-sacs.
- A question was raised regarding the intent of outlot which abuts Lot 6 of Block 7. The developer subsequently advised the Planning Commission that an effort is being made to secure some property from the neighboring property owner to the south to allow outlot be converted to three buildable lots.
- Overall, the Planning Commission was supportive of the proposed subdivision modifications (in response to previous feedback) and generally comfortable with the PUD “tradeoffs” proposed by the developer.

## 10. MISCELLANEOUS

City Administrator Terry provided general updates to the Planning Commission.

Commission received status of Elko Market Place and discussed policy regarding neighborhood streets and use of chip seal.

City Councilmember Timmons was introduced to the Planning Commission.

## 11. ADJOURNMENT

Motion to adjourn at 8:25 p.m. Made by Smith, Seconded by Hartzler – APIF

Submitted By:

Sandra Green, City Clerk