

**City of Gem Lake Planning Commission Meeting Minutes**  
**Tuesday, February 6, 2018, 7:00 p.m., Heritage Hall, 4200 Otter Lake Road**

**Call to order and Roll Call**

Chair Ben Johnson called the meeting to order at 7:02 p.m. Commissioner Cacioppo, Pratt and Wippich were present. Staff Present: City Engineer Justin Gese, City Attorney Chad Lemmons, City Planner Tom Riedesel. Citizens/Presenters: Kim Anderson, Tom Bolting, Rick Bosak, Paul Emeott, Nathan Fair, Fritz Magnuson, and Tom Rasmussen.

**Approval of Agenda and Minutes**

Commissioner Wippich made a motion to approve, seconded by Commissioner Pratt, motion passed.

**Old Business**

None

**Landmark Development, Villas at Gem Lake, Nathan Fair**

Mr. Fair reviewed Landmark Development's plan for the Villas at Gem Lake. 30 detached villas (another name for a townhouse, detached); 3 car garages all turned so as to not face the street; \$450-\$600,000 price point, three floor plans; two front elevations, color will be chosen by builder; lilacs on Daniels Farm Road will remain; silt fence will be used to protect lilacs; 9.7 acres of open space; 18-20 mature trees will be removed, wetlands will be maintained by the developer for five years; city will not take over the road until the development is completed, an inspection will take place by the city engineer prior to the road and ponds are turned over to the city; trail on the west side may go away due to unforeseen financial expenses that recently came up; trail to the north will stay for fire access reasons; one model home would be ready for the fall Parade of Homes; 2 ½ - 3 year build out. Commissioner Wippich inquired if any neighborhood residences were involved in this plan. Mr. Fair: A private meeting with Daniel Farm Road residences took place in September, 2017. Commissioner Pratt: Access? Mr. Fair: Preliminary from Daniels Farm Road, access will be lined up with English Street. Commissioner Cacioppo: Price points, are they from Vadnais Heights, Gem Lake? Are other Villas in the area selling for the same price point? Mr. Fair/Commissioner Pratt: Yes, market are buyers who are downsizing.

Commissioner Cacioppo: Original minutes, road private, now public? What changed? Mr. Fair: Road was always to be public. Commissioner Cacioppo: 30 cars per day? Did that number take into consideration that the villas maybe vacant part of the year? Mr. Fair: 30 units won't make a difference with traffic. Commissioner Cacioppo: lots smaller in new plan. Exemption for the 50 foot wall? What visual break up will be used to break up the wall for the residents view. Mr. Fair: Will work with the builder to use landscaping. Commissioner

Cacioppo: Build out or sold out, difference? Mr. Fair: Once all the heavy equipment is removed. Commissioner Cacioppo: Has Ramsey County approved the turn lane? Mr. Fair:

Commissioner Pratt: Any street lights? Mr. Fair: photo sensor on house, no overhead street lights. Commissioner Pratt: Flood lights? Mr. Fair: on the monument perhaps, no fire pits.

Commissioner Cacioppo: No sidewalks, how do residents walk their dog safely thru the neighborhood? Where would residents go to walk their pet? Mr. Fair: Public open spaces.

Commissioner Pratt: Rear setbacks – 10 feet? Mr. Fair: Each home will have 25 feet set back except house number 17? Mr. Bolting: Are these homes or townhomes? Mr. Fair: Individual

homes, detached town house, considered a life cycle home. Mr. Bolting: Is this compliant with the Met Council requirements? Would it be compliant with low income housing, are we going to run into a problem in the future? Commissioner Johnson: Consistent with the Comp Plan.

Ms. Anderson: No room for a side walk, but room for a turn lane? Mr. Fair: Ramsey County

requirements. Ms. Anderson: Drawing appears that the villas have two floors? Mr. Fair: A

main level and basement. Ms. Anderson: Requesting that trees (Norway pine) be added to the west side, trees on her property have needle drop. Mr. Fair: Will work with the City on

additional landscaping. Commissioner Johnson: Ordinance allows, new trees are part of the

PUD. Ms. Anderson: The pond on the west side, the water comes from the hill and flows into the pond on her property, how can you assure the flow of the water will be uninterrupted? Mr.

Gese: The ditch will be intercepting the water that feeds to your property, water comes from the north. Ms. Anderson: How do we know that the ditch will be maintained in the future?

Commissioner: Maintaining the ditch can be a negotiated item. Ms. Anderson: If you drudge this hill, how much will it be? Mr. Fair: The homes will be tastefully situated and the height will vary throughout the project, depending on the layout, possibly 7 – 10 feet higher. Ms.

Anderson: Leave the hill on the west side? Mr. Fair: We need to make sure that all the basements won't be full of water, you will be getting the same amount of water feeding into your property as you are getting now.

Mr. Magnuson: Currently we have a lake in our front yard in the spring. Mr. Fair: This should improve that. Mr. Magnuson: The 12 foot road, is the road going to bend a little to

accommodate the historic horse jump that is existing? Mr. Fair: Yes. Mr. Magnuson: In regard to the 6 x 6 post, what about a green or hurricane fence that can keep traffic from entering but

still allow for emergency vehicle access? Mr. Fair: What about a gate system? Mr. Magnuson:

Has a landscape plan been submitted? Brief discussion about a fence on property north of the development. Commissioner Wippich: What is the property tax gain and cost to the city? Mr.

Fair: Minimum costs. Commissioner Cacioppo: Distribution of the homes, price points,

\$450,000 home or a \$650,000. Mr. Fair: Phases of the development, will determine prices. Ms.

Anderson: Stop light at English? Commissioner Johnson: County not interested in a stop light.

Mr. Emeott: Will there be enough water for the large pond to keep it at a normal level. Mr.

Fair: Ponds are clay lined, water will fluctuate but water will be in the ponds. Mr. Bolting:

Who will provide sewer and water? Commissioner Johnson: Vadnais Heights. Mr. Riedesel reviewed the memorandum he sent the Planning Commission. Commissioner Wippich made a motion, seconded by Commissioner Pratt to close the public hearing. Motion passed. Public hearing was closed at 8:25 p.m.

Commissioner Johnson then read the list of recommendations for the development. They are:

- Villas – PUD and conditional use permit; plans meet requirements within the ordinance;
- Approval County Engineer requirements including submission of a cross-section of the turn lane and access to County Road E;
- Approvals from the RWMWD of a Wetland Permit;
- Approval from MPCA Storm water permit;
- Approval of Joint Powers Agreement with the City of Gem Lake and Vadnais Heights for water and sewer connection;
- Additional requirements from the City Engineer memo dated;
- Additional requirements set forth in the City Planners memo dated December 28, 2017;
- Park land; no park dedication fee; -- acres of land will be donated
- Provisions of public use easement over trails;
- Approval of drainage – storm water & ponds, negotiation of an agreement combined with a maintenance agreement;
- Approval of Monument sign plan;
- Approval of a landscape plan;
- Require a minimum ?
- HOA maintain
- No streets lights;
- Landscape buffers on north and west side of properties;
- Retain historic horse jump located ?

Chair Johnson made a motion; the Villas of Gem Lake as presented to the Planning Commission on February 6, 2018, conforms to all the existing ordinances in the zoning district; and is subject to the following conditions set forth in minutes of the Planning Commission on February 6, 2018, and be it Resolved that the Planning Commission recommends approval. Seconded by Commissioner Pratt, voice vote taken, all yes votes. Motion passed.

Commissioner Johnson opened the meeting for additional public comments. Mr. Magnuson: City of Gem Lake should retain billing rights for sewer and water. If there is a public park, where would one park to visit the park? Mr. Fair: No park, just public open space. Mr. Rasmussen: Thanked Landmark for their work they have done on the project, feels a lot of concessions have been made in this plan; hopes that the developers agreement can make it special, to satisfy the special nature of Gem Lake.

Commissioner Johnson made a motion, seconded by Commissioner Pratt to close the public comment period. Motion approved, comment period closed at 8:46 p.m. Commissioner Wippich made a motion, seconded by Commissioner Pratt to adjourn the meeting. Motion passed, meeting adjourned at 8:47 p.m.