

City of Gem Lake Planning Commission Meeting Minutes
Tuesday, September 5, 2017, 7:00 p.m., Heritage Hall, 4200 Otter Lake Blvd.

Call to Order and Roll Call

Chair Ben Johnson called the meeting to order at 7:02 p.m. Commissioners Cacioppo, Pratt and Wippich were present. Staff present: Patrick Kelly, City Attorney, City Councilmember Lindner. Nathan Fair, Landmark. Citizens: Huck and Chrissie Cammack, Cal Johnson, Ken Kirchhoff, Fritz Magnuson, Dan Marier, Craig and Kathy Rafferty, Carol Schacht and Steve Varley.

Approval of Agenda

Commissioner Pratt made a motion to approve the agenda, Commissioner Wippich seconded, agenda approved.

Approval of Minutes

Commissioner Pratt made a motion to approve the minutes, Commissioner Cacioppo seconded, minutes approved.

Old Business

None

Landmark Development, Nathan Fair

Attorney Kelly introduced the Presentation by Landmark Concept for development of 18 acres of County Road E. The concept plan was published as a public hearing and the Planning Commission will stay in that forum. The City of Gem Lake has not received an engineering plan, no details of the concept have been given to the city planner, and no formal application has been received by the City of Gem Lake. This is an opportunity for citizens to ask basic questions and look at the overall concept. The Planning Commission will not be making a decision, the meeting will be treated as a town hall meeting, similar to the Ford Plant in the City of St. Paul, will this concept be acceptable to the community?

Mr. Fair concept presentation: Landmark Development has been working for two years on plans and now a concept for the 18 acres on County Road E. Some engineering has been completed on the project, an approved wetland delineation has been completed. The current concept is 30 detached villa homes, with a price point of \$450,000 - \$600,000, private roads, three-car turned garages (meaning the garage is situated on the side of home, not head on). A villa home is marketed towards empty-nesters or couple with perhaps a teenage child still at home who wish to downsize. Homes can be 1,400 square feet - 3,000 with or without a basement, walk out if the land allows, hitting the price point of \$450,000 - \$600,000, with \$450,000 being the better price point. No outbuildings or sheds will be allowed. The roads will be private. The logic of the current concept recognizes that there is lots of water on the west side of the property, so the driving factors of the concept location is the large wetlands in the west. The lilacs will be preserved. The trail on the concept is a place holder. There could be a trail in the future. Entrance to the concept will be via Daniels Farm Road. Natural landscaping would surround the concept. 9 acres will be dedicated back to the City of Gem Lake.

Noted that Mr. Hansen has rights to Daniels Farm Road. Mr. Magnuson: What conversations have taken place about an entry at English? Mr. Fair: Prefer English entry. An entrance at International would cost the loss of a fair amount of trees. Prefer English but if we have to use International, we have to, however want to save as many trees as possible. Traffic patterns from detached villa homes is different than single family homes.

Plan to have the approval in April, 2018, with a four month period to develop. Looking at 30 units in 30 months. A three year build out or could go 18 months. Will work with Daniels Farm Road Association. Mr. Magnuson: Seems like Ramsey County has a double standard in regard to the entrance off of County Road E, Vadnais Heights didn't have to put in a turn lane, appears Ramsey County is overstepping their bounds. Public hearing closed at 7:35 p.m.

Commissioner Wippich: Good plan overall. In the northern quadrant, more shielding with trees, product agrees with entrance, good product.

Commissioner Pratt: Size of homes and lots appropriate for the marketplace. Agree that it's a little tight on the north side, maybe twist the cul-de-sac, need more buffer on the north side, good product.

Commissioner Cacioppo: What the about the other lot on the east side?

Mr. Fair: Landmark has no interest in the other land.

Mr. Johnson: If anyone has further questions, please email them to him.

Being there no other business, Commissioner Wippich made a motion to adjourn the meeting, Commissioner Cacioppo seconded, meeting adjourned at 7:55 p.m.