



 430 Third St., Farmington, MN 55024
 651-280-6800
 FarmingtonMN.gov

PLANNING COMMISSION AGENDA MEMO

To: Planning Commission
From: Tony Wippler, Planning Manager
Department: Planning Commission
Subject: Approve Planning Commission Minutes
Meeting: Planning Commission - Jul 09 2024

INTRODUCTION:

Attached, are the minutes from the June 11, 2024 regular meeting.

DISCUSSION:

Not applicable

BUDGET IMPACT:

Not applicable

ACTION REQUESTED:

Approve the minutes from the June 11, 2024 regular meeting.

ATTACHMENTS:

[June 11, 2024 PC minutes](#)

**CITY OF FARMINGTON
PLANNING COMMISSION MINUTES
REGULAR MEETING
June 11th, 2024**

1. CALL TO ORDER

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

Members Present: Rotty, Windschitl, Lehto, Snobeck

Members Absent: Tesky

Staff Present: Tony Wippler, Planning Manager
Jared Johnson, Planning Coordinator

2. APPROVAL OF MINUTES

2.1 - Approve Planning Commission Minutes

MOTION by Windschitl, second by Snobeck to approve the meeting minutes of the Planning Commission from May 14th, 2024 regular meeting. **APIF, MOTION CARRIED.**

3. PUBLIC HEARINGS

Chair Rotty opened all public hearings

3.1 Rezone Properties – Petition to rezone property from A-1 (Agriculture) to MUCI (Mixed Use Commercial/Industrial) PID's 07-00500-76-011 and 07-00500-76-0

Planning Manager Wippler presented to the commission that the applicant is requesting to table the public hearing until further notice.

MOTION by Lehto, second by Windschitl to table the re-zone petition until further notice. **APIF, MOTION CARRIED.**

3.2 Vermillion Commons 4th Addition Preliminary Plat and Planned Unit Development

Planning Manager Wippler shared with the commission, the application from U.S. Home LLC (Lennar) for preliminary plat and planned unit development review for Vermillion Commons 4th Addition located to immediate west of the Vermillion Commons townhome community near intersection of Denmark and 220th St. to consist of 134 total residential units.

Preliminary Plat-

- Consists of 68 single-family lots and 66 townhome lots on 20.3 net acres (26 gross acres for a net density of 6.6 units per acre.
- Single-family lots to be on north and west side of development; townhomes located on southeast side of development.
- Stormwater ponding is located on west side adjacent to Dakota County Conservation Area.
- Minimum lot area proposed for single-family: 4,800 sq ft.
- Average lot area for single-family: 6,198 sq ft
- Minimum single-family lot width: 40ft
- Minimum single-family lot depth: 120ft
- Minimum setbacks:
 - Single-family- front yard-25ft, side yard-6ft, side yard corner-20ft, rear yard-25ft.

- Townhome- Minimum set back from roadway 25ft.
- Plat contains 5 outlots (labeled A-E)
 - Outlot A- 1.5 acres; will be dedicated as parkland with the final plat.
 - Outlot B- 4.1 acres; contains stormwater ponding area.
 - Outlot C-1.36 acres; contains private roads.
 - Outlots D & E- 2.9 acres; contains common area for the townhomes.
- Transportation & Parking
 - 3 Access points for this development. Lilac Dr. and 218th St. W. will be extended from the east and Poppy Dr. will connect with 220th St. W. on the south side of development.
 - Public roads (Lilac Dr., 218th St. W., Poppy Dr. and Poppy Ln.) are shown with 60ft right of way with 32ft wide roadway.
 - Private roads within the townhome portion of the development will be 24ft in width and required to be signed no on-street parking.
 - Townhome dwellings are required to provide 2 off-street parking stalls per unit. Each unit will provide a double car garage. Townhome driveways will be a minimum of 25ft in length.
 - 26 additional “visitor” parking spaces proposed throughout townhome portion of the development.
- Parks, Trails and Sidewalks
 - 1.5 acre park proposed on north end of development (Outlot A)
 - Sidewalks are proposed on west side of Lilac Dr., south side of 218th St. W. and on the east side of Poppy Dr.
 - Dakota County has 12ft wide trail, drainage, and utility easement (granted in 2022) along the west and north property boundary. This easement will have to be shown on final plat.

Preliminary Planned Unit Development – Subject property is currently zoned R-3 (Medium Density Residential) and is proposed to rezoned to R-3 PUD.

Proposed deviations include:

- Allowing single family dwellings within the R-3 zone
- Reducing minimum lot area for single-family lots to 4800 sq. ft.
- Reducing minimum lot width for single-family lots to 40ft.
- Increasing minimum front yard setback for single-family lots to 25ft.
- Increasing rear yard setback for single-family lots to 25ft.
- Increasing the maximum lot (“building”) coverage for single-family to 45 %
- The allowance of private streets.
- Reduced width of private streets to 24ft.

Steve Troskey with Lennar spoke on behalf of the project. He hoped after approval to start project in late July.

Chair Rotty opened discussion to the public.

Lisa Bergland 4787 220th St. – Asked what type of privacy fence will be put in place. Mr. Troskey responded that they will meet city requirements for privacy screening.

Nathan Ryan 22399 Cambrian Way- shared concern the width of streets for emergency access. Mr. Troskey explained there will be no parking on the private streets.

Chair Rotty asked about the main road access. Planning Manager Wippler stated that it will eventually be a county road but at this point is in design review with John Powell our City Public Works Director.

Commission member Phil Windschitl asked could they push any of the location of townhomes around to allow more access, Mr. Troskey explained due to drainage they are unable to move placement. He then asked Mr. Troskey if there will be a privacy fence or will it just be a swale. Mr. Troskey stated they will take back questions to their team to review.

Chair Rotty asked if they will be slab on grade due to water table, Mr. Troskey confirmed they will be.

MOTION by Windschitl, second by Lehto to close public hearing. **APIF MOTION CARRIED**

MOTION by Lehto, second by Snobeck approve a favorable recommendation to City Council upon the satisfaction of all engineering comments/requirements including construction plans for grading, stormwater, and utilities. **APIF MOTION CARRIED**

3.3 Petition to rezone properties from MUCI (Mixed Use Commercial/Industrial) to I (Industrial). PID#14-25852-00-010 (Outlot A Farmington Industrial Park 3rd Addition) & PID#14-25852-00-020 (Outlot B Farmington Industrial park 3rd Addition). Planning Manager Wippler presented R & L Carriers proposed 76,230 sq. ft. expansion of trucking terminal. Expansion plans would require acquisition and combination of Outlots A and B along with Lot 1, Block 1 Farmington Industrial Park 3rd Addition.

Stan Richards from R & L Carriers explained the expansion needs for more freight movement they have plans to add 112 doors, and making retention basin larger. Resident asked about pay, if union. Mr. Richards stated that they are not union but do offer competitive pay.

Commissioner Snobeck asked if they have given thought to additional traffic, needing stoplight. Mr. Richards said there will not be that many more vehicles (estimate about 6-8 additional trucks) it will be more product coming in and out, they need the space for sorting and storing.

MOTION by Windschitl, second by Snobeck to close public hearing. **APIF MOTION CARRIED**

MOTION by Windschitl, second by Lehto to approve a favorable recommendation to City Council to approve rezoning of Outlot A (PID#14-25852-00-010) and Outlot B (14-25852-00-020) Farmington Industrial Park 3rd Addition.

4. DISCUSSION

4.1 Discussion on Cannabis Businesses and Zoning- Planning Manager Wippler stated they would like to do a moratorium to review /study and then updating the official zoning to with correct terminology. Would like commission members to start thinking of what will be coming in the future as the state sets guidelines and review zoning tables.

Commissioner Windschitl brought up the possibility of the city owning, managing the retail sales (similar to a municipal liquor store).

Commissioner Snobeck asked with schools and parks, having certain distances would be similar requirements for placement like the liquor stores. He did ask if anyone has inquired about opening them yet, Mr. Wippler let him know there has been interest but no plans yet.

Commissioner Lehto made a point to also include/review some regulations for restaurants, bars and “cottage bakers” as well.

Nathan Ryan (resident) shared community concerns usually were where grow facilities are more so than the sale locations due to resources being used. (Water and electricity). Stated you are able to buy THC beverages at municipal liquor stores already.

5. ADJOURN

MOTION by Lehto, second by Snobeck to adjourn planning commission meeting at 8:00 pm.
APIF MOTION CARRIED

Respectfully submitted,

Tony Wippler

Tony Wippler, Planning Manager