



City of Blaine Anoka County, Minnesota Minutes - Final

10801 Town Square Drive
Blaine MN 55449

Planning Commission

The Planning Commission is an advisory body to the City Council. One of the Commission's functions is to hold public hearings and make recommendations to the City Council. The City Council makes all final decisions on these matters. Blaine City Ordinances require that certain documents and information be included in applications. The Planning Commission may postpone consideration of an application that is incomplete and may, for other reasons, postpone final action on an application. For each item the Commission will receive reports prepared by the City staff, open the hearing to the public, and discuss and act on the application.

Tuesday, March 10, 2015

7:00 PM

Council Chambers

1. Roll Call

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, March 10, 2015. Vice Chair Lahti called the meeting to order at 7:00 p.m.

Staff Present: Shawn Kaye, Associate Planner
Lori Johnson, Associate Planner
Tom Scott, Project Coordinator
Dan Schluender, Assistant City Engineer

Present: 4 - Lahti, Homan, York, and Goracke

Absent: 2 - Chair Ouellette, and Bergstrom

2. Approval of Minutes

[TMP 15-0139](#) February 10, 2015 Planning Commission Minutes

Moved by York, seconded by Homan, that this Minutes be Approved. The Motion was adopted unanimously.

Aye: 4 - Lahti, Homan, York, and Goracke

3. Old Business

None.

4. New Business

4.1 [RES 15-053](#) GRANTING A CONDITIONAL USE PERMIT TO ALLOW UP TO 1,187 SQUARE FEET OF GARAGE SPACE IN AN R-1 (SINGLE

FAMILY) ZONING DISTRICT AT 12007 3RD STREET NE. MICHAEL AND RICKI DRAKE. (CASE FILE NO. 15-0012/LSJ)

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 15-0012 was opened at 7:07 p.m. As no one wished to appear, the public hearing was closed at 7:07 p.m.

Motion by Commissioner Goracke to recommend approval of Planning Case 15-0012 based on the following conditions:

Case 15-0012:

1. **The total garage and accessory space for this lot is limited to the 1,187 square feet as proposed with this application.**
2. **The garage and gazebo may not be used for a home occupation of any kind.**
3. **No storage shall be allowed within the gazebo (other than associated lawn furniture) and the storage in the garage must be for personal use only.**
4. **The attached garage must match the color and architecture of the house and the gazebo must be constructed as shown.**
5. **A building permit must be obtained prior to construction of the garage and gazebo.**
6. **The garage and gazebo must meet required setbacks for the structures.**

Motion seconded by Commissioner Homan. The motion passed 4-0.

Aye: 4 - Lahti, Homan, York, and Goracke

Vice Chair Lahti noted this would be on the agenda of the April 2, 2015 City Council meeting.

4.2 [RES 15-054](#)

GRANTING A CONDITIONAL USE PERMIT AMENDMENT TO ALLOW FOR AN EXPANDED OUTDOOR TRUCK STORAGE AREA IN AN I-2 (HEAVY INDUSTRIAL) ZONING DISTRICT AT 10070 DAVENPORT STREET NE. TRUCK A LINE. (CASE FILE NO. 15-0007/LSJ)

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 15-0007 was opened at 7:11 p.m. As no one wished to appear, the public hearing was closed at 7:11 p.m.

Commissioner York supported the conditional use permit with the conditions recommended by staff.

Motion by Commissioner Homan to recommend approval of Planning Case 15-0007 based on the following conditions:

Case 15-0007:

1. The rear parking area of the building, including the new portion of the parking lot, must be used for truck parking only and no other type of storage is allowed in this area.
2. The chain link fence must be installed as shown on the site plan.
3. The applicant must provide 7 conifer trees along the north side of the site along 101st Avenue. The trees must be at least 6 feet in height.
4. The entire parking lot (including the front parking area) must be striped to clearly mark where parking is allowed.
5. Site plan approval must be obtained prior to any work being performed on site.
6. The applicant must obtain a permit from the Coon Creek Watershed District prior to any work being performed on site.

Motion seconded by Commissioner Goracke. The motion passed 4-0.

Aye: 4 - Lahti, Homan, York, and Goracke

Vice Chair Lahti noted this would be on the agenda of the April 2, 2015 City Council meeting.

4.3 [RES 15-059](#)

GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 8.73 ACRES INTO EIGHT (8) LOTS AND ONE (1) OUTLOT TO BE KNOWN AS WOODLAND VILLAGE 10TH ADDITION AT 121ST AVENUE/WOODLAND PARKWAY. WOODLAND DEVELOPMENT. (CASE FILE NO. 15-0013/SLK)

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 15-0013 was opened at 7:17 p.m.

Vice Chair Lahti noted that the Planning Commission received six emails regarding this Planning Case. She discussed the concerns expressed in these emails.

David Wellna, Woodland Village Homeowner's Association representative, spoke on behalf of the homeowners association. He discussed how the proposed Habitat for Humanity homes would impact his neighborhood. This group understands the positive impacts Habitat for Humanity had on the community. However, the homeowners did not support the development of eight Habitat for Humanity homes, as they would not be consistent with the existing 100+ homes. He provided comment on how these homes were not consistent with regard to exterior aesthetics, quality of construction, lot size, garage size and square footage. He was concerned with how home values would be impacted if the eight Habitat for Humanity homes were built.

Mr. Wellna explained that a petition against the proposed request has been signed by 60+ households in the Woodland Village neighborhood. He reviewed a list of proposed conditions that the Habitat for Humanity homes have in order to be constructed in the Woodland Village neighborhood. The proposed conditions were as follows:

1. It is recommended the minimum square footage on the new homes match Woodland Village Additions 2-6. This would mean the rambler would have to go from 1,500 to 2,000 square feet and the two story would increase to 2,500 square feet.
2. The size of the homes would necessitate a large family. It was recommended that Habitat for Humanity finish the basements in order to put the best foot forward for the families moving into these homes.
3. It was recommended that three car garages be recommended for both of the housing styles. This would ensure that all lawn tools could be stored indoors and to promote curb appeal.
4. It was recommended that two overstory trees be added to each property line abutting the athletic complex, in addition to the rear property line of the southern four lots. This would provide a nice transition and light barrier for the light coming from the ball fields.
5. It was recommended that the City consider reducing the property taxes by 50% for the Habitat homeowners to assist them in getting the best start.
6. It was recommended that the stretch of roadway from Woodland Parkway to the sports complex be posted "No Parking" for safety purposes.
7. It was recommended that an architectural committee be created with Byron Westlund and several homeowners.
8. He requested further information and wondered if Habitat for Humanity had completed homes in the metro area that were similar to Woodland Village and how this process went. He questioned how applicants were selected and asked if the City was prepared to enforce its Ordinances if one of the new homes was not properly maintained.
9. He asked what other areas the City has considered for Habitat for Humanity.

Mr. Wellna stated without these conditions being met, he recommended that

the Planning Commission deny the Conditional Use Permit request as the eight Habitat for Humanity homes were not consistent and did not align with the surrounding neighborhood.

Byron Westlund, Woodland Development, explained he has been the project manager for this neighborhood since 2006. He provided the Planning Commission with further background information on the proposed development noting originally several six-plex townhomes were being proposed. In 2011 he received approval for attached and detached townhomes west of the parkway. This would have created a much more dense development. He noted that now he was proposing a development with all single-family homes with higher standard building materials.

Vice Chair Lahti appreciated Mr. Westlund's presentation.

Karin Fischbach, 4756 123rd Avenue NE, explained how low income families would impact her neighborhood where the population was more dense and public transportation services were needed.

Chad Bouley, Twin Cities Habitat for Humanity, noted he was willing to speak with the Woodland Village homeowners regarding the proposed homes.

Jeff Zweber, 11728 Hupp Street NE, understood that due to the necessary cleanup on the Woodland Village site, Woodland Development has promised several lots would be made available for low-income families. He suggested that a land swap with the property to the north be considered instead. He believed this would provide those homes with better access to public transportation.

Vice Chair Lahti summarized the comments voiced by both sides of the matter.

Broch LaSholter, Woodland Village resident, noted he has lived in his home for the past four years. He had concern with how the remaining lots would be developed and how it would impact the existing residents. He suggested the Planning Commission table action on this item to allow the homeowners to hold a homeowners association meeting and to speak with Woodland Development.

The public hearing was closed at 7:42 p.m.

Commissioner York asked what was previously proposed for these lots.

Mr. Westlund explained the lots were currently approved for duplexes and he was requesting to change this to allow for single-family homes. He reported that he had no commitment from Habitat for Humanity at this point, but

understood this organization was interested in the lots. He discussed the contract the City had with the Met Council with regard to the Voluntary Investigative Cleanup (VIC) boundary.

Commissioner Homan questioned if a land swap was then negated in light of the VIC information provided by the applicant.

Mr. Westlund stated a land swap with the property to the north has been discussed, but was not probable. It was his opinion that the eight lots should not have undo or additional conditions placed on them when the adjacent homes did not also have to abide by these conditions.

Commissioner Goracke requested further information from staff regarding Mr. Wellna's concerns and proposed conditions.

Associate Planner, Shawn Kaye reviewed the proposed square footage of the proposed homes. She reported three car garages were not a requirement and noted the City has not required a builder to finish basements in the past. She stated that additional landscaping could be made a recommendation and a final determination could be made by the City Council. She provided comment on the architectural control language written into staff's recommendation.

Assistant City Engineer, Dan Schluender discussed the proposed no parking on Woodland Parkway. He recommended that this not be pursued on 121st Avenue at this time.

Vice Chair Lahti asked if Habitat for Humanity has been a part of a similar development in the metro area.

Mr. Bollie provided the Planning Commission with information on several Habitat developments in the seven county metro area. He commented how the homes would be built based on the proposed square footage. He reiterated that none of the lots were Habitat properties at this time, and that Habitat for Humanity has simply submitted a letter of interest.

Ben Swager, Twin Cities Habitat for Humanity, explained how he works with homeowners after they have moved into a Habitat home. He provided comment on the interviews, background checks and financial examination that occurred. He further discussed how Habitat matched families to a home.

Vice Chair Lahti asked if staff was aware of the square footage on the previously proposed duplexes.

Associate Planner, Shawn Kaye was not aware of the square footage.

Mr. Westlund commented that the square footage per unit would have been roughly 1,500 square feet per unit.

Commissioner Homan inquired how the building standards for Habitat homes would be followed since volunteer builders were used.

Mr. Bollie explained that Habitat for Humanity would have a site supervisor on location at all times. He provided further comment on the high building standards that have been followed on all Habitat for Humanity homes. He commented that all homes were built to energy star 3.0 standards.

Vice Chair Lahti questioned if a group home could occupy one of the Habitat for Humanity homes.

Associate Planner, Shawn Kaye reported group homes were regulated by the State of Minnesota and not by the City.

Commissioner York discussed the request before the Planning Commission this evening.

Motion by Commissioner York to recommend approval of Planning Case 15-0013A the preliminary plat to subdivide 8.73 acres into 8 lots and 1 outlot to be known as Woodland Village 10th Addition based on the following conditions:

Case 15-0013A:

1. The City may be required by Anoka County to share in the costs of future signal and intersection improvements to Lexington Avenue. The City will be required to cost share in these improvements and this amount will proposed to be assessed to benefitting parcels including those in the plat.
2. Plans and specifications must be approved by the City prior to start of construction.
3. Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.
4. The Developer is to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to insure access.
5. Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for Construction Activity from Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application includes preparation of a site Storm Water Pollution Prevention Plan (SWPPP) for the development site.
6. Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development plan, geotechnical investigation report, soil boring logs, and hydrology report shall be included in

the submittal for City review and approval.

7. The grading plan shall provide greater detail on protecting existing trees and providing additional information on adjacent property. The development plan shall indicate all structures will be protected from flooding.

8. RCWD permit is required prior to starting any plat improvements.

9. The Developer shall process a Letter of Map Amendment with FEMA and shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA as necessary to receive final FEMA documents and to provide those documents to the homeowners, and to record the final documents on the certificate of title for each parcel in the development.

10. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.

11. Park dedication to be paid for 8 housing units at the rate in effect at the time of final plat. The 2015 rate is \$3,404 per lot or a total of \$27,232 if platted in 2015.

12. Developer to require homeowner's associations to be responsible for maintenance and upkeep of landscape improvements along and within the right-of-way.

13. Developer to install grouped mailboxes with design and locations approved by City and US Postal Service.

14. Developer shall explore water source for landscape irrigation systems installed throughout the development including the possible use of created ponds, existing wells, or new wells as source of water supply with a moisture sensor installed.

15. Water and sanitary sewer availability charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.

16. All development signage by separate review.

17. Execution and recording of a Development Agreement which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.

18. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreements and releases related to the approval, recording or administration of Woodland Village 10th Addition.

Motion by Commissioner York to recommend approval of Planning Case 15-0013B the conditional use permit to allow for construction of 8 single family homes in a DF (Development Flex) zoning district based on the following conditions:

Case 15-0013B:

Single Family - DF Development Standards (8 units)

Permitted Uses

1. Single-family detached dwellings.
2. Group family daycare.

Accessory Uses

1. Private garages - one detached accessory structure, with area less than 120 square feet, will be permitted.
2. Private swimming pools/meeting the requirements of Blaine Municipal Code Section 6-121.
3. Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

Conditional Uses

1. Home occupations listed as Conditional Uses fewer than 33.11.

Standards

1. Front yard setback - 25 feet
2. Side yard setback - 7.5 feet for house and 5 feet for garage.
3. Corner side yard setback - 20 feet
4. Rear yard setback - 30 feet
5. Maximum building height - 2 1/2 stories or 35 feet.
6. It shall be required for all single-family dwellings that there be an attached garage constructed of a minimum of four hundred (400) square feet, with no dimension less than 20 feet. Total garage space shall not exceed one thousand (1,000) square feet. Detached garages or accessory storage buildings above 120 square feet are not permitted. Accessory storage buildings below 120 square feet must meet 5-foot side and rear yard setbacks and be located within the rear yard.
7. The minimum finished floor area above grade for all homes shall be as follows:
 - a. 1,500 square feet for single level/split level; 2,200 square feet for two-story home.
 - b. All homes shall have a minimum depth and width of 24 feet
8. All homes to be constructed utilizing pre-approved exterior materials, roof pitches and elevations. Metal or vinyl siding cannot be used on any front elevations. Metal siding (.24 gauge minimum) and vinyl siding (.42 gauge minimum) can be used on side or rear elevations. All house exteriors to

provide enhanced window fenestration. Care to be taken to utilize a variety of home styles, front elevations and colors to provide maximum housing variety within each neighborhood. Developer to establish criteria to ensure that adjacent single-family homes built within the development do not have the same exterior color or architectural elevations.

9. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.

10. Driveways shall not be constructed closer than 3 feet to the property line. All driveways and approaches shall be hard surfaced using concrete, bituminous asphalt or other City approved material that is consistent in durability and quality.

11. It shall be required that all yards of a new single-family dwelling be sodded over a minimum of 4 inches of topsoil (black dirt containing not more than 35 percent sand). Yards may be seeded over 4 inches of black dirt if underground irrigation is installed with the home.

12. Each lot shall contain one front yard overstory tree and one boulevard overstory tree with a minimum of 2½-inch caliper. Corner lots shall each have one additional boulevard tree.

13. Developer to execute and record, where deemed appropriate by the City Engineer, with the sale of single family lots, an affidavit indicating to homebuyers that the soils located in the rear and side yards of the single family lots have not been corrected to accommodate general building construction or pools and that additional effort may be required, by the homeowner, to stabilize those soils before additional construction could occur.

14. All lots shall have underground irrigation.

15. All entrance monument signage to be approved by a separate permit.

Motion seconded by Commissioner Homan. The motion passed 4-0.

Aye: 4 - Lahti, Homan, York, and Goracke

Vice Chair Lahti noted this would be on the agenda of the April 2, 2015 City Council meeting.

4.4 [RES 15-055](#)

GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 76 ACRES INTO 150 SINGLE FAMILY LOTS AND 6 OUTLOTS TO BE KNOWN AS SANCTUARY PRESERVE AT LEXINGTON AVENUE/114TH AVENUE NE. PULTE GROUP. (CASE FILE NO. 15-0014/LSJ)

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 15-0014 was opened at 8:14 p.m.

Kathleen Gorsky, 406 114th Lane, North Oaks Ponds East development resident, requested further information on why the number of lots had

increased from 127 to 150. She had concerns with why only two car garages were being built.

Associate Planner, Lori Johnson explained that the two car garage was a minimum requirement. She anticipated that many homes would have a three car garage.

Paul Gorsky, 406 114th Lane, expressed concern with the loss of the left hand turn lane off of Lexington Avenue. He explained how this would adversely impact his neighborhood. He asked if by tying these two neighborhoods together if the building standards would change.

Associate Planner, Lori Johnson commented that the neighborhoods would remain two separate entities and the City was not proposing to bring water and sewer into Mr. Gorzyski's neighborhood.

Assistant City Engineer, Dan Schluender provided comment on the left hand turn lane from Lexington Avenue. He stated the City had a joint powers agreement with the County and it states that when the intersection at 112th was constructed, the left hand turn would be removed. However, in speaking with the County, this issue may be further discussed so long as it remains a safe movement.

Tony Lu, 3843 114th Lane, inquired when construction would begin on the development. He stated that he would like the left hand turn lane remain in place off of Lexington Avenue.

Jess Robertson requested contact information for Anoka County to discuss 114th Avenue access.

Assistant City Engineer, Dan Schluender discussed how construction traffic would travel through the neighborhood and requested the developer address the construction timeline.

Paul Heuer, Pulte Homes, explained that the change in lot sizes had varied due to the recent changes in the housing market. He discussed the home products that would be offered by Pulte Homes along with the approximate square footage. He reported the development would begin in the east and would move west. All grading would occur in the first year.

As no one wished to appear, the public hearing was closed at 8:28 p.m.

Motion by Commissioner Goracke to recommend approval of Planning Case 15-0014A the preliminary plat to subdivide 76 acres into 150 single family lots and 6 outlots to be known as Sanctuary Preserve based on the following conditions:

Case 15-0014A:

1. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreements and releases related to the approval, recording or administration of Sanctuary Preserve.
2. Park dedication is required with this plat for each of the new lots created. If platted in 2015 the rate would be \$3,404 per lot, or \$510,600. A 1.22 acre park will be created on Outlot B of the plat and the developer will receive a credit for the value of the park land that the City intends to purchase. The value of the park land (Outlot B) is calculated to be \$131,100 (established in prior approvals). This payment must be made prior to release of final plat mylars for recording at Anoka County. Future phases will pay park dedication at the park rate in effect at time of platting.
3. Six-foot concrete sidewalks to be located as shown on the plat. A ten-foot bituminous trail is proposed and required along the north side of 112th Avenue.
4. The developer will be required to install a 10-foot bituminous trail from 112th Avenue west to the rear of the lots to serve Outlot A.
5. Grading plan approval is required prior to start of any construction on site. Developer shall grade and perform soil corrections in park area.
6. Rice Creek Watershed District permit is required prior to start of grading and City approval of construction plans and specifications.
7. Army Corps of Engineers permit is required prior to the start of grading and city approval of construction plans and specifications.
8. The developer shall submit a copy of their NPDES permit and Storm Water Pollution Prevention Plan to the city prior to start of grading construction.
9. The developer must have an Anoka County Highway Department permit prior to any work within County right-of-way.
10. Dedication of additional right-of-way for required intersection improvements at Lexington Avenue NE. as required by Anoka County.
11. The developer will be responsible for their portion of the cost for the installation of trunk sanitary sewer and water main extension from Pheasant Ridge Drive NE, sanitary sewer, water main, storm drainage improvements, street, removal of temporary cul-de-sac on 114th Lane NE, concrete curb and gutter, 6 foot concrete walk, 10 foot bituminous trail, street lights, mailboxes, traffic control signs, street signs, and County Road improvements on Lexington Avenue including traffic signal. Plans and specifications must be approved by city prior to start of construction.
12. Sanitary sewer and water main shall be constructed to the north line of the plat for future extension into North Oaks Ponds East.
13. A development agreement will be required for the development that outlines the City's and the developer's responsibilities.

- 14. Water and sewer availability charges (WAC and SAC) become due with each residential building permit.
- 15. Street names shall be consistent with the Anoka County grid system.
- 16. Developer will need to have Anoka County review proposed improvements at Lexington Avenue prior to start of site work.
- 17. Outlots intended to be deeded to the City for drainage, utility or open space purposes to be reviewed independently and direction provided in the Development Agreement related to the timing and conditions under which each outlot would be deeded.
- 18. No construction traffic will be allowed on 114th Lane NE.
- 19. The additional landscaping and entrance signage along 112th Avenue (adjacent to Outlots E and F) to be maintained by the homeowners association.

Motion by Commissioner Goracke to recommend approval of Planning Case 15-0014B the conditional use permit to allow for 150 single family homes in a DF (Development Flex) zoning district based on the following conditions:

Case 15-0014B:

Single Family - DF Development Standards

Permitted Uses

- 1. Single-family detached dwellings.
- 2. Group family daycare.

Accessory Uses

- 1. Private garages - one detached accessory structure, with area less than 120 square feet, will be permitted.
- 2. Private swimming pools/meeting the requirements of Blaine Municipal Code Section 6-121.
- 3. Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

Conditional Uses

- 1. Home occupations listed as Conditional Uses in Zoning Ordinance Section 33.11.

Standards

- 1. Setbacks:

Front Yard 25 Feet
Rear Yard 20 Feet

Side Yard - House 7.5 Feet
 Side Yard - Garage 7.5 Feet
 Side Yard - Corner 20 Feet

2. Maximum building height - 2 1/2 stories or 35 feet.

3. It shall be required for all single-family dwellings that there be an attached garage constructed of a minimum of four hundred (400) square feet, with no dimension less than 20 feet. Total garage space shall not exceed one thousand (1,000) square feet. Detached garages or accessory storage buildings above 120 square feet are not permitted. Accessory storage buildings below 120 square feet must meet 5-foot side and rear yard setbacks and be located within the rear yard.

4. The minimum finished floor area above grade for all homes shall be 1,970 square feet. All homes shall have a minimum depth and width of 24 feet.

5. All homes to be constructed utilizing pre-approved exterior materials, roof pitches and elevations and should be consistent with the architecture provided for the Bennett, Newberry, Mercer, Stonebrook and Continental Homes. All house exteriors to utilize maintenance-free materials to the extent possible. All house exteriors to provide enhanced window fenestration. Care to be taken to utilize a variety of home styles, front elevations and colors to provide maximum housing variety within each neighborhood.

6. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.

7. Driveways shall not be constructed closer than 3 feet to the property line. All driveways and approaches shall be hard surfaced using concrete, bituminous asphalt or other City approved material that is consistent in durability and quality.

8. It shall be required that all yards of a new single-family dwelling be sodded over a minimum of 4 inches of topsoil (black dirt containing not more than 35 percent sand). Yards may be seeded over 4 inches of black dirt if underground irrigation is installed with the home.

9. Each lot shall contain one front yard tree and one boulevard overstory tree with a minimum of 2½-inch caliper. Corner lots shall each have one additional boulevard overstory tree.

10. Developer to execute and record, with the sale of each single family lot, an affidavit indicating to homebuyers that the soils located in the rear and side yards of the single family lots have not been corrected to accommodate general building construction or pools and that additional effort may be required, by the homeowner, to stabilize those soils before additional construction could occur.

11. Developer to execute and record, with the sale of each single family lot, an affidavit indicating to homebuyers that Low Impact Development feature within their property will require maintenance, general upkeep, and the importance of the feature to remain in the development.

Motion seconded by Commissioner Homan. The motion passed 4-0.

Aye: 4 - Lahti, Homan, York, and Goracke

Vice Chair Lahti noted this would be on the agenda of the April 2, 2015 City Council meeting.

Adjournment

Motion by Commissioner Homan to adjourn the Regular Planning Commission meeting. Motion seconded by Commissioner York. The motion passed 4-0. Adjournment time was 8:35 p.m.

Aye: 4 - Lahti, Homan, York, and Goracke