


<p>Commissioners: Julie Kimble Michelle Kruzell Tammy McGehee Michelle Pribyl Karen Schaffhausen Erik Bjorum <i>Vacant</i></p>	 Planning Commission Agenda Wednesday, July 6, 2022 6:30pm Members of the public who wish to speak during public comment or on an agenda item may do so in person during this meeting or virtually by registering at www.cityofroseville.com/attendmeeting .	<p>Address: 2660 Civic Center Dr. Roseville, MN 55113</p> <p>Phone: 651-792-7080</p> <p>Website: www.cityofroseville.com/pc</p>
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1. Call To Order

2. Roll Call

3. Approval Of Agenda

4. Review Of Minutes

Documents:

[JUNE 1, 2022 MINUTES.PDF](#)

5. Communications And Recognitions

5.A. From The Public:

Public comment pertaining to general land use issues not on this agenda.

5.B. From The Commission Or Staff:

Information about assorted business not already on this agenda.

6. Public Hearing

6.A. Request For Preliminary Approval Of A Major Plat To Subdivide Two Residential Parcels Into Six Lots For Two-Family, Attached Homes (Twin Homes), One Lot For Retention Of An Existing One-Family Detached Home, And One Outlot (PF22-005)

Documents:

[6A REPORT AND ATTACHMENTS.PDF](#)

[6A BENCH HANDOUT.PDF](#)

7. Other Business

7.A. Discuss Phase Two Zoning Code Update Amendments

Documents:

[7A REPORT AND ATTACHMENTS.PDF](#)

[BENCH HANDOUT_PC MEETING PRESENTATION 7-6-2022 SUSTAINABILITY.PDF](#)

8. Adjourn



**Planning Commission Regular Meeting
City Council Chambers, 2660 Civic Center Drive
Draft Minutes – Wednesday, June 1, 2022 – 6:30 p.m.**

- 1 **1. Call to Order**
2 Chair Kimble called to order the regular meeting of the Planning Commission meeting at
3 approximately 6:30 p.m. and reviewed the role and purpose of the Planning Commission.
4
- 5 **2. Roll Call**
6 At the request of Chair Kimble, City Planner Thomas Paschke called the Roll.
7
- 8 **Members Present:** Chair Julie Kimble, and Commissioners Michelle Pribyl, Michelle
9 Kruzal, Tammy McGehee, Karen Schaffhausen, and Erik Bjorum.
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- 11 **Members Absent:** None
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- 13 **Staff Present:** City Planner Thomas Paschke, Community Development Director
14 Janice Gundlach, Senior Planner Bryan Lloyd
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- 16 **3. Approve Agenda**
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- 18 **MOTION**
19 **Member Pribyl moved, seconded by Member Kruzal, to approve the agenda as**
20 **presented.**
21
- 22 **Ayes: 6**
23 **Nays: 0**
24 **Motion carried.**
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- 26 **4. Review of Minutes**
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- 28 **a. May 4, 2022 Planning Commission Regular Meeting**
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- 30 **MOTION**
31 **Member McGehee moved, seconded by Member Bjorum, to approve the May 4,**
32 **2022 meeting minutes.**
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- 34 **Ayes: 6**
35 **Nays: 0**
36 **Motion carried.**
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- 38 **5. Communications and Recognitions:**
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- 40 **a. From the Public:** *Public comment pertaining to general land use issues not on this*
41 *agenda, including the 2040 Comprehensive Plan Update.*

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None.

- b. From the Commission or Staff:** *Information about assorted business not already on this agenda, including a brief update on the 2040 Comprehensive Plan Update process.*

Member McGehee indicated there will be an electric vehicle fair at Prince of Peace Lutheran Church on June 21st at 6:00 p.m.

6. Other Business

- a. Discuss Phase Two Zoning Code Amendments Regarding the Shoreland Ordinance and Sustainability**

Community Development Director Janice Gundlach presented the Phase Two Zoning Code Amendments regarding the Shoreland Ordinance and Sustainability. She reviewed the changes and asked the Commission for feedback.

Ms. Rita Trapp, HKGi, made a presentation on Roseville’s Shoreland Ordinance to the Commission. She asked for feedback on this item from the Commission.

Member McGehee indicated regarding uses near lakes, around Langdon Lake on Cleveland Avenue side there is some heavy development and that lake does have commercial and industrial development on the side and also Bennett Lake is there. She did not think that is the case on other lakes but it is on that one.

Ms. Trapp explained HKGi looked at this specifically with the DNR and what they are looking for is the traditional, heavy manufacturing that would have outdoor storage, would have a potential for contamination or things like that. She thought the redevelopment that is being seen while it may include some lighter industrial or the office/flex/tech., that is not the kind of thing the DNR is concerned about because that will be fully contained within the building and commercial is not of concern.

Ms. Gundlach clarified what could be allowed under the Zoning designation, not is what is there today. What is there today is essentially grandfathered in.

Ms. Trapp continued with her presentation.

Member Schaffhausen asked what riparian meant.

Ms. Trapp explained riparian means it is actually on the lakeshore and has parts on the property that include or are adjacent to the ordinary high-water level of the lake. It is only properties that are adjacent and anything that is separated from a lake by a public piece of property or another property or a street would be considered non-riparian.

89 Chair Kimble asked if the two model ordinance columns would be for the riparian
90 lots and then the others that are non-riparian but are within the thousand would follow
91 what the City normally has for an ordinance.

92
93 Ms. Trapp indicated that was correct.

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95 Ms. Trapp continued her presentation on sustainability in regard to the Phase Two
96 Zoning Code Amendments, Title 8 Public Works Amendments.

97
98 Member McGehee asked since there are three watershed, how did the City pick
99 Ramsey/Washington, she wondered if this was the best one. She also indicated the
100 wetland is not under the DNR at all, it is under BOWSER so there is no reason it
101 would be regulated.

102
103 Ms. Trapp indicated that was correct and one of the reasons they are suggesting
104 separating it out so that it is not confusing. She explained they were trying to keep as
105 close to the model ordinance as possible. She noted Ryan is the one who picked
106 Ramsey/Washington Watershed and is the one he liked. She thought they were pretty
107 complete and easy to pick out the sections he liked and insert them into the City's
108 Code.

109
110 Ms. Trapp continued her presentation on sustainability in regard to the Phase Two
111 Zoning Code Amendments, Next Steps. She asked for Commission feedback.

112
113 Member McGehee indicated when the discussion gets to the right part of the
114 upcoming discussion, she wants to mention that the PUD is still available. She
115 understands why the DNR likes the PUD and the mission. She indicated she was
116 looking around at other cities and she thought it would be nice to draft a statement of
117 what the City is trying to do with this.

118
119 Chair Kimble indicated one thousand feet is a significant distance from the shore. She
120 indicated if someone has a riparian lot the owner would be grandfathered in but she
121 wondered what would happen if there were redevelopment there because people
122 cannot resize a lot but what would happen if someone wanted to rebuild what would
123 happen. She asked if a variance would be needed.

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125 Mr. Paschke indicated it depended on what would be proposed to be built.

126
127 Staff reviewed some examples of redevelopment.

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129 Ms. Trapp indicated there are some rules in the State Statute regarding riparian lots.
130 She reviewed the information with the Commission.

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132 Staff discussed with the Commission previous developments that the Commission
133 reviewed involving lakes and the DNR in the City.

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Ms. Trapp indicated the City currently has a statement of purpose in the original section called “Policy Statement of Purpose” and there is a Waters and Wetland Policy and a Statement of Purpose. She thought if the Commission wanted to go back to have a language of purpose to go back and start with the language the City already has as opposed to starting from scratch.

Member McGehee indicated she had in mind something that was more brief than that and not so regulatory.

Chair Kimble thought the statement could be reworded and not so regulatory.

Ms. Trapp reviewed the Shoreland Classification table with the Commission.

Member Schaffhausen indicated Victoria Shores is a done deal but how do they make the distinction with something as lakeshore changes there is wetland that arrives that was not there previously and was open water, she wondered how that distinction is made in a lake.

Ms. Trapp explained in general, regulations for lake are based on the ordinary high-water level, which is an established level that has been established based on the historical record of the lake. Things do change over time but generally regulations are based on an ordinary high level that has been established for a number of years for each lake. In addition, relative specifically to the wetland question, when redevelopment occurs, generally the developer needs to get a wetland delineation and that is done by a scientist who understands how wetlands and how the surface area changes. There is a scientific measure that is used.

Member Bjorum indicated in most of the cases there are existing stormwater management within the existing boundary, he wondered if once it goes out one thousand feet does the existing language carry out for stormwater management or is there additional language that they have to add to prevent things from flowing into the wetland.

Mr. Paschke explained stormwater management is Citywide.

Ms. Trapp indicated there is a section about stormwater management in this that has not changed and it will be moved to the section where the rest of the stormwater information is located.

Ms. Trapp asked if there were any concerns about the designations being proposed.

Chair Kimble asked if the Commission was clear on the impact the one thousand feet will have on all the homeowners.

Ms. Trapp explained anybody who is existing will be able to continue as they are today. It will have some impacts in terms of the potential level of development. Primarily it will be on the non-riparian lots.

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Member Schaffhausen asked if there is any redevelopment than there will have to be conversation about that.

Ms. Trapp indicated that was correct.

Ms. Gundlach indicated the value is the City matches the model ordinance and define the shoreland as being out one thousand feet. The practical impact to the City's non-riparian lots who are now scooped up in that boundary is minimal, if non-existent and the City will need to be very careful about how this is messaged moving forward because once this gets to a public hearing the City will be notifying those people and she imagined there will be concerns about that.

The Commission discussed with staff wetland rules and wording in the ordinance.

Chair Kimble asked if there was consensus of the Commission to keep the smaller water bodies within the shoreland and keep the three hundred feet for those ones.

The Commission concurred.

Member McGehee asked if there should be a consensus on the bluff, she thought there were not many bluffs in the City but did not know why it would not be kept at thirty feet like it currently is. She thought that would be another offering when trying to adjust things.

Staff and the Commission discussed where in the City there were bluffs.

Chair Kimble thought rather than agreeing to this maybe staff could assess whether it should be removed, if the City does not have any bluffs.

Mr. Paschke did not think it would hurt to leave the section in because staff does not honestly know if there are any bluffs in the City or not.

The Commission and staff discussed Section 3.0, Administration.

Commission Schaffhausen liked this and thought it fit in line with some of the other things the City does as far as the park dedication and kind of feels in line with that.

Chair Kimble was on the fence about this because she felt like she did not have enough examples of what this could be and she was concerned it could possibly be too much of a penalty or overly restrictive to people.

Commissioner Schaffhausen asked if it would show up in a variance or be a condition of a variance.

227 Mr. Paschke indicated it would be a condition of the approved variance that they
228 provide vegetation cover and does not preclude them of having access to the lake,
229 having a dock or other things.

230
231 Ma. Trapp explained they did specifically state “restore”, which has a cost
232 implication versus just leaving it natural.

233
234 Chair Kimble indicated for the developer that is one thing, for a single family trying
235 to get a variance for a simple thing on their single-family lot, that is her concern. She
236 explained she was not against the idea of it and she understood the purpose of it but
237 she was concerned what the City was doing to ordinary people that want to do
238 something and now have this thing that they do not understand and have a cost
239 implication. She indicated she does have a concern.

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241 The Commission and staff discussed the implications regarding Section 3.

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243 Ms. Trapp asked if there were any concerns with Section 4.0, Shoreland
244 Classification and Land Uses or with Section 5.0, Special Lane Use Provisions.

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246 The Commission did not have any concerns.

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248 Ms. Trapp indicated Section 6.0, Dimensional and General Performance Standards
249 might need some discussion and clarification. She asked the Commission if there
250 were any concerns or changes for the riparian lots.

251
252 The Commission indicated they would support following the model ordinance and
253 providing more protection.

254
255 Ms. Trapp explained staff thought the underlying Zoning District should be used for
256 the non-riparian lots which will reduce the impact of that extension to a thousand feet
257 and will make it easier for all of the people who do not realize that they are in a
258 shoreland district anyway.

259
260 The Commission agreed.

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262 Ms. Trapp asked if there were any questions about the special residential lot
263 provisions for attached, courtyard cottage and multifamily housing and wondered if it
264 made sense as a strategy to try to move the City in the direction to have some
265 standards that people would follow.

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267 The Commission did not have any additional concerns.

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269 Ms. Trapp asked if there were any questions in Section 7.0, Performance Standards
270 for Public and Private Facilities.

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272 Member McGehee thought in Section 7.11 there might be an easy place for a
273 loophole. It did not seem quite nailed down.

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Ms. Trapp reviewed the section with the Commission.

Member McGehee asked who decides when no alternatives exist.

Chair Kimble thought that would be a part of the review process.

Staff concurred and indicated the DNR would chime in as well.

Ms. Trapp asked if there the Commission had any concerns with Section 8.0, Vegetation and Land Alterations.

The Commission did not have any concerns.

Ms. Trapp asked for additional feedback on Section 9.0, Subdivision/Platting Provisions.

The Commission was fine with following the model ordinance.

Ms. Trapp asked if the Commission had concerns with Section 10.0, Planned Unit Developments (PUDs).

The Commission did not have any additional concerns or questions.

Ms. Trapp asked if there were any other questions on this.

Chair Kimble thanked Ms. Trapp for going through these items with the Commission.

Ms. Trapp reviewed the next steps and indicated she will make the changes and bring them forward to the Commission and for the public hearing.

Chair Kimble indicated the next part of the item is regarding sustainability.

Mr. Jeff Miller indicated HKGi has been examining the City’s existing sustainability related ordinances, as well as policies and programs, and exploring potential ordinances or incentives that the City may want to consider. He made a presentation on trees, landscaping and screening with the Commission.

The Commission discussed landscaping and tree requirements that could be done for sustainability in the City as well as previous development requirements.

Mr. Miller continued with his presentation on sustainability. He asked if there was something the Commission thought was missing or if there was something HKGi should look into as far as sustainability elements or if there were any concerns with the ones that are listed in the presentation.

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Member Schaffhausen indicated she had a question on the standards. She thought about their capacity to actually influence change. She asked if the City actually has the ability to influence change such as in packaging.

Ms. Gundlach thought the issue has come up a few times at the City Council level about proposing requirements regarding plastic bags or take out containers. It has not been anything that has been pursued yet but has been talked about. In the context of what has been presented to the Commission, staff is thinking about if the businesses through redevelopment commit to do these things then could unlock some of the other incentives listed. She explained businesses have been through a lot in the last few years with the Pandemic and starting to roll out some of these things could be very burdensome on them. It is trying to find the right balance in regard to imposing requirements regarding these issues because they are important versus what can businesses practically do and what does the business have access to get instead of the containers currently being used.

Member Pribyl one thing that is related to development that is tangent to that is that it could be incentivized or required as a certain percentage of construction waste management such as the waste recycling when building a new building.

Mr. Gundlach thought Ramsey County already required developers to sort the demolition material and recycle what can be recycled.

Chair Kimble indicated she has seen some rebates related to that.

Member McGehee indicated it seemed to her that in every instance the City does not have anything else to trade besides making a taller building, taking away impervious surface or adding more density.

Member Pribyl asked how far can the City go in requiring things. She knew there were some limitations on that but she knew in Duluth the developer has to choose between a number of sustainability features. The developer does not have to do all of them so they choose the ones that work best for the project, site or are most affordable. If the City cannot require everything than maybe the City can require some number of things.

Member McGehee indicated she liked that idea better.

Ms. Gundlach explained that was the idea behind the worksheet. She noted the City is up against State Law that says the City cannot impose more restrictions that are more restrictive than the building code and a lot of these sustainability things certainly regarding net zero buildings and all of that is not required in the building code so staff has to figure that out. Staff did not want to get the City in some legally gregarious position based on what is done here. The worksheet idea is not that the developer automatically gets all of the incentives in it, it would be a point system. The right balance is going to need to be found on that worksheet and she wanted the worksheet to live outside of the Zoning Code because staff wants to be able to adapt and amend

367 that over time. She noted there was also talk about starting out small because they do
368 not want to put the City in an economically disadvantaged position compared to its
369 neighbors and then build up as the development community sort of gets used to what
370 the City is doing.

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372 Chair Kimble thought staff has captured and spent a lot of time on this.

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374 Member Pribyl thought some items that might be included related to landscaping
375 could be less lawn or no mow areas, food forest and specifically pollinator friendly
376 areas. She also thought there could more bike parking requirements with indoor
377 parking, sheltered parking and repair stations, connections to bike paths as well as EV
378 and PV ready areas should be required.

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380 Member Bjorum thought pedestrian and bike accessibility would be a big one for
381 him. He loved the checklist idea, especially if it is incentivized based on certain
382 criteria and getting more rather than the low hanging fruit.

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384 Member McGehee thought the checklist was a great idea and having outside of the
385 Code is also a good idea so that it can stay current. She thought to have that checklist
386 also should be included into public financing that the City assists with.

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388 Chair Kimble thanked HKGi and staff for all their work and indicated she looked
389 forward to seeing this again.

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391 **7. Adjourn**

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MOTION

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**Member Pribyl, seconded by Member Schaffhausen, to adjourn the meeting at
8:40 p.m.**

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Ayes: 6

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Nays: 0

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Motion carried.

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REQUEST FOR PLANNING COMMISSION ACTION

Date: July 6, 2022
Item No. 6A

Department Approval

Janice Gundlach

Agenda Section
Public Hearings

Item Description: Request for preliminary approval of a Major Plat to subdivide two residential parcels into six lots for two-family, attached homes (twin homes), one lot for retention of an existing one-family detached home, and one outlet (PF22-005)

Application Information

Applicant: Thomas Brama
Location: 2986-2994 Old Highway 8
Property Owner: Thomas Brama

Community Engagement: 4/18/2022 – 4/28/2022, with a virtual open house meeting on 4/28/2022

Application Submittal: Received 5/5/2022; Considered complete 6/10/2022

City Action Deadline: 10/8/2022, per Minn. Stat. 462.358 subd. 3b

General Site Information

Land Use Context

Table with 4 columns: Existing Land Use, Guiding, Zoning. Rows include Site, North, West, East, South.

Notable Natural Features: the site contains several mature trees

Land Use History: Planning File 2463 (1948): approval of a Blanket Minor Variance to allow the driveway at 2986 Old Highway 8 to encroach into northern side setback.

Level of City Discretion in Decision-Making: quasi-judicial.

1 **Proposal Summary**

2 The applicant proposes to subdivide the two existing residential parcels resulting in the seven-lot Brama
3 Vistas plat for development of three two-family, attached homes (also known as twin homes) to be
4 served by a shared driveway and the preservation of the existing home at 2994 Old Highway 8. The
5 proposed lots are designed to conform to the requirements of the LDR zoning district, which regulates
6 the property. Illustrations and other information about the proposed subdivision are included with this
7 RPCA in Attachment C.

8 When exercising the “quasi-judicial” authority on subdivision requests the role of the City is to
9 determine the facts associated with a particular proposal and apply those facts to the legal standards
10 contained in the ordinance and relevant state law. In general, if the facts indicate the application meets
11 the relevant legal standards and will not compromise the public health, safety, and general welfare, then
12 the applicant is likely entitled to the approval. The City is, however, able to add conditions to a
13 subdivision approval to promote the public health, safety, and general welfare, and to provide for the
14 orderly, economic, and safe development of land, and to promote housing affordability for all levels.

15 Although approval of the proposed plat would facilitate development of two-family homes, the two-
16 family homes themselves are not strictly germane to the quasi-judicial review of the preliminary plat.
17 Additional context may be helpful, however, because this is the first development proposal to include a
18 new duplex or twin home in the LDR district. The two-family housing type was established as a
19 permitted use in the LDR district in November 2021 as part of the first phase of the Zoning Code update
20 project, the purpose of which was to bring Roseville’s zoning regulations into alignment with the goals
21 and policies of the 2040 Comprehensive Plan. Increasing the supply of “missing middle” housing like
22 this across the community is the focus of several of the comprehensive plan’s goals, and permitting two-
23 family homes by right in the LDR district is one of several Phase I zoning updates meant to achieve such
24 goals.

25 **Preliminary Plat**

26 Roseville’s Development Review Committee (DRC) met on several occasions in early 2022 to review
27 the proposed subdivision plans. Some of the comments and feedback based on the DRC’s review of the
28 application are included in the analysis below, and the full comments offered in memos prepared by
29 DRC members are included with this RPCA in Attachment E.

30 Proposed Lots

31 Lots zoned LDR have two different size requirements, depending on whether they are for one-family
32 detached homes or two-family attached homes. The table below shows how the proposed lots compare
33 to the relevant requirements in City Code §1004.09.B.

	Min. Width (ft)	Min. Area (sq ft)	Lot 1		Lots 2-7	
			Width (ft)	Area (sq ft)	Width (ft)	Area/Unit (sq ft)
Detached	85	9,350	115	15,375		
Attached	45*	5,500*			>55	5,775

34 * Per City Code, lot width and area per attached unit can be distributed
35 around the development site rather than contained in each lot.

36 All of the proposed lots meet or exceed the pertinent standards and all of the proposed lots have “simple,
37 regular shapes” described as preferred in §1103.05 (Lot Standards).

38 Setbacks and Impervious Coverage

39 Although building setbacks are not specifically reviewed and approved as part of a plat application, most
40 of the building footprints represented in the preliminary development plans do appear to conform to the
41 minimum property line setback requirements of the LDR district, and those that do not can be corrected
42 prior to applying for building permits. Likewise, the impervious coverage limits established in the
43 zoning code are not strictly regulated in the plat review process. The impervious surfaces represented in
44 plat application materials are intended to show a maximum development condition for the purpose of
45 being able to design a storm water management plan that meets the applicable requirements. In this
46 light, the proposal appears to conform to the impervious coverage provisions established in §1004.09.C.

47 Storm Water Management

48 The City Engineer's memo indicates the plans meet pertinent requirements and the storm sewer should
49 be private.

50 Shared Driveway

51 The City Engineer has confirmed parking would be allowed on one side of the shared driveway where it
52 is at least 26 feet wide, and Roseville's Fire Marshal has confirmed the shared driveway design is
53 acceptable as long as the twin homes are built with sprinkler systems.

54 Tree Preservation

55 The tree preservation and replacement requirements in §1011.04 of the City Code provide a way to
56 quantify the amount of tree material being removed for a given project and to calculate the resulting tree
57 replacement obligation. The tree inventory and removals are included in Attachment C. Based on the
58 proposed development the replacement calculation will likely result in a replacement obligation that will
59 be satisfied with a combination of new trees and cash payment, although Planning Division staff
60 continues to work with Roseville's consulting forester to validate the data.

61 Park Dedication

62 City staff has determined that the proposed seven-lot plat represents a net increase of five developable
63 lots. As such, the City could accept a dedication of up to approximately 0.13 acres of park land (based
64 on the requirement to dedicate up to 10% of the 1.27-acre development site) or a dedication of cash in
65 lieu of land, or an equivalent combination of land and cash. The Parks and Recreation Commission
66 (PRC) reviewed the proposal at its meeting of June 7, 2022, and recommended a dedication of cash in
67 lieu of land. Based on the 2022 park dedication fee of \$4,250 per net residential unit, the applicant
68 would be required to pay \$21,250 to satisfy the park dedication requirement. An excerpt of the draft
69 June 7 PRC minutes is included with this RPCA as part of Attachment E.

70 **PUBLIC COMMENT**

71 As required for plats creating more than three lots, the applicant conducted the required pre-application
72 community engagement and held a virtual open house in April 2022. The applicant has submitted a
73 detailed summary of the discussion that occurred during the virtual open house meeting, which is
74 included with this RPCA as part of Attachment D.

75 City staff has also received emails and a few phone calls from neighboring homeowners expressing
76 opposition to the proposed development; the emails are included in Attachment D. Before responding to
77 the pertinent reasons for the objections, staff feels compelled to note that aspersions and insults directed
78 at the applicant are inappropriate and irrelevant to whether or not one has a right to develop private
79 property in accordance with established zoning standards.

80 The relevant objections to the proposal stem primarily from three subject areas: the feeling that the
81 immediate neighborhood should remain exclusively detached homes; the opinion that the broader
82 neighborhood already includes too much attached and multifamily housing; and the concern that new

83 development would worsen existing drainage issues in the area. Roseville’s Engineering staff has been
84 working with the neighborhood residents to address existing storm water issues and, in the attached
85 memo, the City Engineer notes the proposed development likely would not worsen the problem nor is it
86 positioned such that its storm water management BMPs can help address the existing issues. With
87 respect to the concerns over residential densities in the area, there are medium- and high-density
88 dwellings within about a quarter-mile of the site in both directions along Old Highway 8, but it is
89 important not to conflate the proposed development with townhomes and apartments. In contrast with
90 these more dense developments the proposal represents a low-density development type, most similar to
91 the duplexes and twin homes just 600 feet from the site, which are well below the eight-dwellings-per-
92 acre permitted in the LDR district.

93 **RECOMMENDED ACTION**

94 **By motion, recommend approval of the proposed Brama Vistas preliminary plat**, based on the
95 content of this RPCA, public input, and Planning Commission deliberation, with the following
96 conditions:

- 97 1. Pursuant to the memo from Public Works staff in Attachment E of this RPCA, the applicant
98 shall:
- 99 a. Enter into a Public Improvement Contract and encroachment agreement regarding the
100 construction of water and sewer utilities.
 - 101 b. Establish a homeowner’s association for the maintenance of the storm water management
102 BMPs and shared driveway.
- 103 2. Pursuant to review by the Fire Marshal, sprinkler systems shall be installed in the twinhomes.
- 104 3. In accordance with the recommendation of the Parks and Recreation Commission in Attachment
105 E of this RPCA, the applicant shall dedicate cash in lieu of park land in the amount of \$21,250
106 prior to filing the plat at Ramsey County.

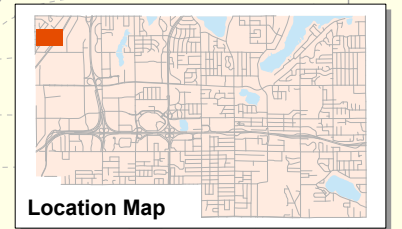
107 **ALTERNATIVE ACTIONS**

- 108 **A. Pass a motion to table the request for future action.** An action to table consideration the
109 request must be based on the need for additional information or further analysis to make a
110 recommendation. Tabling beyond October 5, 2022, may require an extension of the action
111 deadline mandated in Minnesota Statute to avoid statutory approval.
- 112 **B. Pass a motion to recommend denial of the proposed preliminary plat.** Recommendations of
113 denial should be supported by specific findings of fact based on the Planning Commission’s
114 review of the application, applicable zoning or subdivision regulations, and the public record.

Attachments: A: Area map C: Proposed plans
B: Aerial photo D: Open house feedback and public comment
E: Comments from DRC

Prepared by: Senior Planner Bryan Lloyd 651-792-7073 bryan.lloyd@cityofroseville.com	
---	---

Attachment A: Planning File 22-005

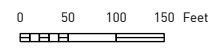


Location Map



Data Sources
 * Ramsey County GIS Base Map [6/4/2022]
 For further information regarding the contents of this map contact:
 City of Roseville, Community Development Department,
 2660 Civic Center Drive, Roseville MN

Disclaimer
 This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7085. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.



Attachment B: Planning File 22-005



PRELIMINARY PLAT

~of~ **BRAMA VISTAS**
 2994 and 2986 Old Highway 8
 Roseville, MN
 ~for~ **Thomas Brama**

BENCHMARK
 RAMSEY COUNTY BENCHMARK #9098
 ELEVATION: 917.441 (NAVD88)

LEGAL DESCRIPTION

2986 Old Highway 8:
 That part of the Northwest Quarter of Section 5, Township 29 North, Range 23 West described as follows:
 Commencing at a point in the center line of State Highway No. 63 distant 1466 feet Northeastly measured along said center line from the South line of said Northwest Quarter; thence continuing Northeastly along said center line 75 feet; thence Southeastly at right angles 290.40 feet; thence Southwesterly at right angles 75 feet; thence Northwestly at right angles 290.40 feet to the point of beginning, Ramsey County, Minnesota.

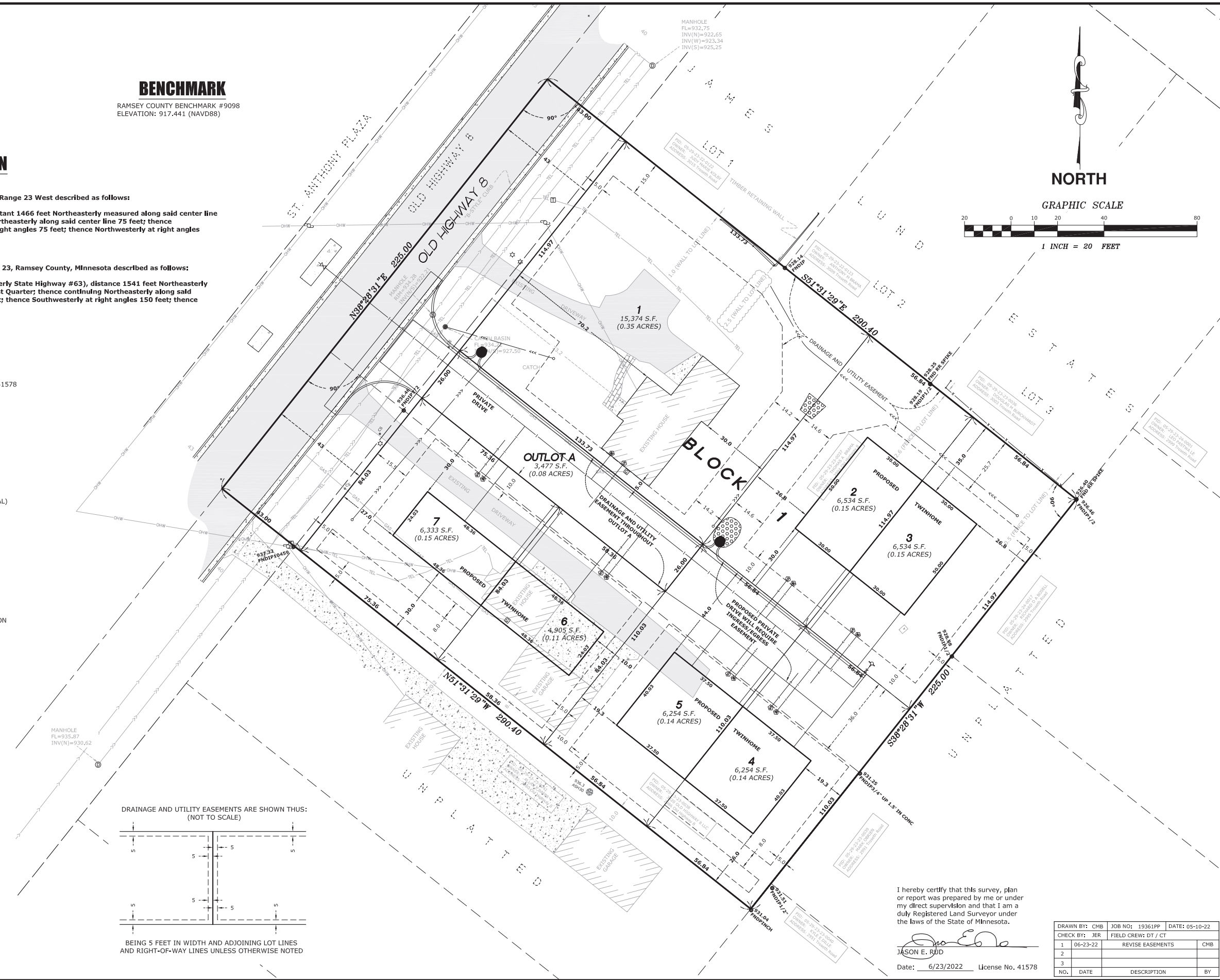
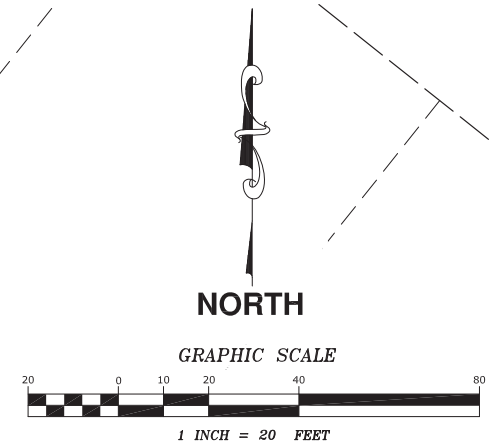
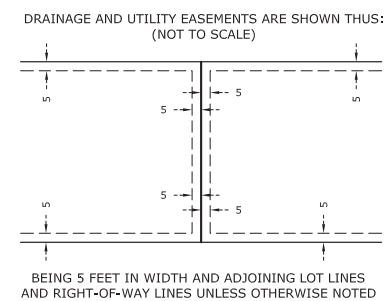
2994 Old Highway 8:
 That part of the Northwest Quarter of Section 5, Township 29, Range 23, Ramsey County, Minnesota described as follows:
 Commencing at a point in the center line of Old Highway No. 8 (formerly State Highway #63), distance 1541 feet Northeastly measured along said center line from the South line of said Northwest Quarter; thence continuing Northeastly along said center line 150 feet; thence Southeastly at right angles 290.40 feet; thence Southwesterly at right angles 150 feet; thence Northwestly at right angles 290.40 feet to beginning.

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES CATCH BASIN MANHOLE
- DENOTES CURB STOP
- x 952.36 DENOTES EXISTING SPOT ELEVATION
- ⊠ DENOTES GAS METER
- ⊠ DENOTES LIGHT POLE
- ⊠ DENOTES POWER POLE
- ⊠ DENOTES SANITARY SEWER MANHOLE
- ⊠ DENOTES STORM SEWER MANHOLE
- ⊠ DENOTES TELEPHONE PEDESTAL
- ⊠ DENOTES TREE WITH TAG NUMBER
- ⊠ DENOTES WOVEN WIRE FENCE
- ⊠ DENOTES EXISTING CONTOURS (1 FOOT INTERVAL)
- ⊠ DENOTES SANITARY SEWER
- ⊠ DENOTES DRAIN TILE
- ⊠ DENOTES STORM SEWER
- ⊠ DENOTES WATER MAIN
- OHU DENOTES OVERHEAD WIRE
- GAS DENOTES UNDERGROUND GAS LINE
- TEL DENOTES UNDERGROUND TELEPHONE LINE
- ⊠ DENOTES BITUMINOUS SURFACE
- ⊠ DENOTES CONCRETE SURFACE
- ⊠ DENOTES PAVER SURFACE
- ⊠ DENOTES ADJACENT PARCEL OWNER INFORMATION (PER RAMSEY COUNTY TAX INFORMATION)

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 05/22/19.
- Bearings shown are on Ramsey County datum.
- Parcel ID Numbers:
 2994 OLD HIGHWAY 8: 05-29-23-23-0037.
 2986 OLD HIGHWAY 8: 05-29-23-23-0038.
- Curb shots are taken at the top and back of curb.
- This survey was prepared with the benefit of title work. Commitment File No. 574222, effective 5/28/18, and Commitment File No. 01040-18660, effective 2/02/16, both of which were prepared by Stewart Title Guaranty Company, have been used to supplement this survey.
- Tree tagging was completed by Rehder Forestry Consulting.
- Proposed site plan and easements provided by Hakanson Anderson.



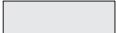
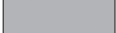





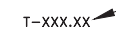
E.G. RUD & SONS, INC.
 EST. 1977
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701
 www.egrud.com

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Jason E. Rud
 JASON E. RUD
 Date: 6/23/2022 License No. 41578

DRAWN BY: CMB	JOB NO: 19361PP	DATE: 05-10-22
CHECK BY: JER	FIELD CREW: DT / CT	
1	06-23-22	REVISE EASEMENTS CMB
2		
3		
NO.	DATE	DESCRIPTION

LEGEND

-  EXISTING BITUMINOUS PAVEMENT
-  PROPOSED BITUMINOUS PAVEMENT
-  SILT FENCE PER CITY PLATE NUMBER EC-1
-  SEDIMENT CONTROL LOG PER (1/3) (4)
-  DRAINAGE ARROW
-  INLET PROTECTION DEVICE PER (2/4)
-  E.O.F. =XXX.X
-  T-XXX.XX
B-XXX.XX
- EMERGENCY OVERFLOW ELEVATION
- TOP OF RETAINING WALL ELEVATION
- GROUND ELEVATION AT BASE OF RETAINING WALL

GENERAL NOTES:

1. PRIOR TO IMPORTING OR EXPORTING MATERIAL TO OR FROM THE SITE, CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION EXIT PER CITY PLATE NUMBER EC-3.
2. SEE SHEET 2 FOR THE LOT TABULATION.
3. SEE SHEET 9 FOR THE STORM SEWER CONSTRUCTION PLAN.
4. SEE SHEET 12 FOR THE RESTORATION PLAN.
5. STREETS AND PROPERTIES ADJACENT TO THE SITE SHALL BE KEPT FREE FROM SEDIMENT CAUSED BY CONSTRUCTION TRAFFIC, SITE RUNOFF AND BLOWING DUST.
6. ALL SLOPES SHALL BE 3:1 OR FLATTER.
7. STABILIZATION OF DISTURBED AREAS SHALL BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHEN CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 7 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 7 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY HAS CEASED.
8. CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR THE WORK IN OLD HIGHWAY 8. PLAN SHALL BE SUBMITTED TO THE CITY OF ROSEVILLE FOR REVIEW A MINIMUM OF 7 DAYS PRIOR TO CONSTRUCTION.
9. A CITY APPROVED DEWATERING/PUMPING PLAN IS REQUIRED PRIOR TO ANY PUMPING ACTIVITY. NOTIFY THE CITY OF ROSEVILLE ENGINEERING DEPARTMENT AT 651-792-7004 PRIOR TO BEGINNING ANY PUMPING ACTIVITY.
10. CONTRACTOR SHALL NOTIFY THE CITY OF ROSEVILLE ENGINEERING DEPARTMENT AT 651-792-7004 PRIOR TO BEGINNING ANY AND ALL CONSTRUCTION ACTIVITY TO VERIFY SEDIMENT CONTROL MEASURES ARE IN PLACE.
11. CONTRACTOR SHALL NOTIFY THE CITY OF ROSEVILLE ENGINEERING DEPARTMENT AT 651-792-7004 AT LEAST 24 HOURS PRIOR TO THE CONSTRUCTION OF STORMWATER BMP'S.

REFERENCE NOTES:

- (1) PLACE RIPRAP PER CITY PLATE NUMBER ST-5.
- (2) RETAINING WALL SHALL BE DESIGNED BY A LICENSED ENGINEER.
- (3) CONSTRUCT BIOFILTRATION BASIN PER (4/3). ONLY WIDE TRACKED, NO WHEELED, MACHINES SHALL BE USED TO EXCAVATE AND BACKFILL BASINS. NO CONSTRUCTION TRAFFIC IS ALLOWED OVER THE BASIN DURING ANY PHASE OF CONSTRUCTION. BOTTOM OF BASIN SHALL BE RIPPED WITH A TOOTHED BUCKET TO REMOVE SOIL INTERFACE, PRIOR TO PLACING BACKFILL MATERIAL.

MACHINES SHALL BE USED TO EXCAVATE AND BACKFILL BASINS. NO CONSTRUCTION TRAFFIC IS ALLOWED OVER THE BASIN DURING ANY PHASE OF CONSTRUCTION. BOTTOM OF BASIN SHALL BE RIPPED WITH A TOOTHED BUCKET TO REMOVE SOIL INTERFACE, PRIOR TO PLACING BACKFILL MATERIAL.

- (4) SEDIMENT CONTROL LOG SHOWN SHALL BE PLACED AFTER THE COMPLETION OF GRADING.
- (5) INSTALL INLET PROTECTION DEVICE PER (3/4) IN THE CATCH BASIN LOCATED IN THE

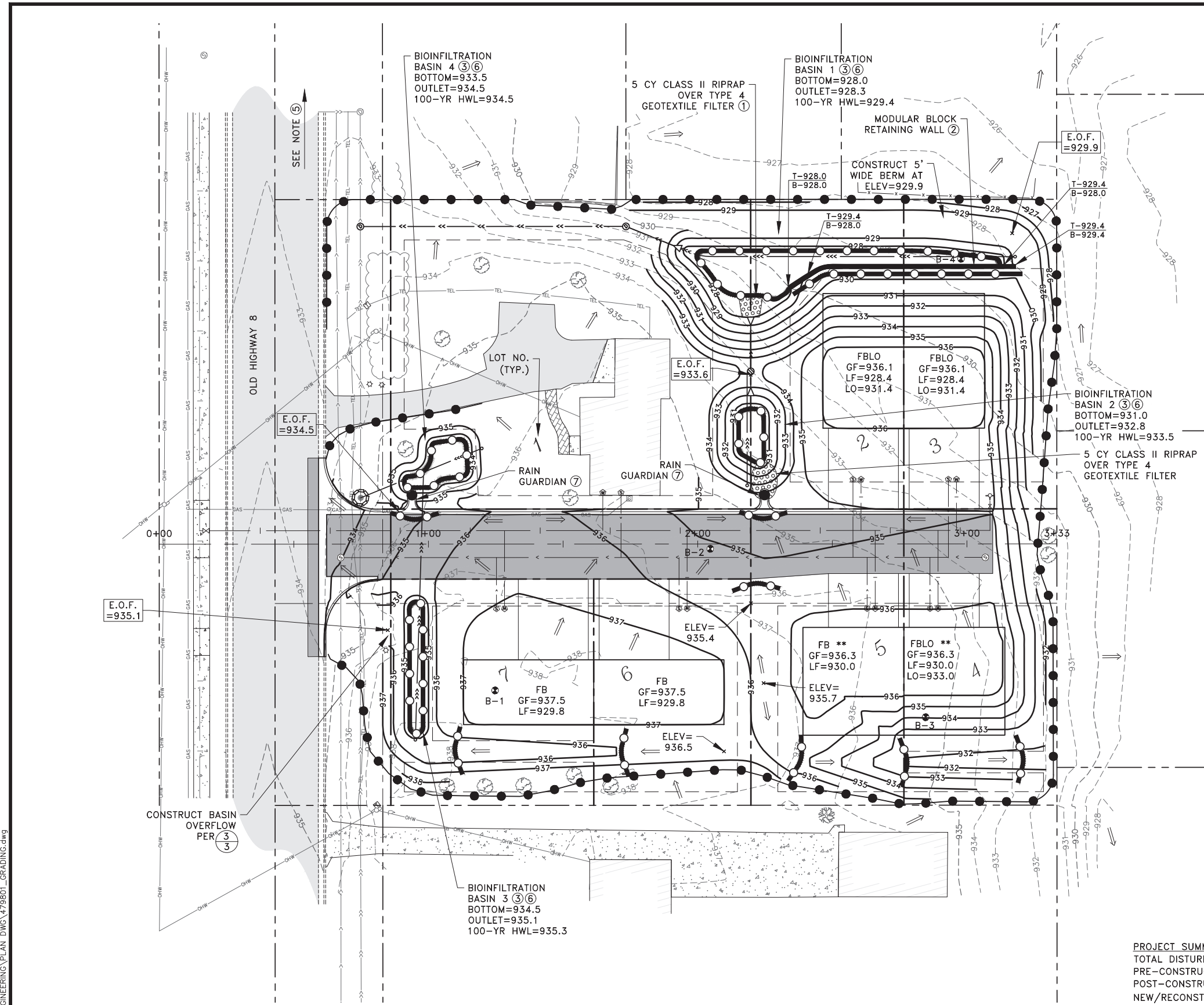
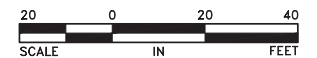
SOUTHEAST CORNER OF OLD HIGHWAY 8 AND TROSETH ROAD, APPROXIMATELY 200 FEET NORTH OF THE SITE.

- (6) BMP'S, INCLUDING BIOFILTRATION BASINS AND RAIN GUARDIAN STRUCTURES, SHALL BE PROTECTED FROM EXPOSED SOIL DURING ALL CONSTRUCTION ACTIVITIES. BMP'S SHALL NOT BE OPEN TO ACCEPT STORMWATER UNTIL THE SITE IS STABILIZED.

- (7) CONSTRUCT RAIN GUARDIAN PER (1/2).

PROJECT SUMMARY

TOTAL DISTURBED AREA=	46,405 SF
PRE-CONSTRUCTION IMPERVIOUS AREA=	8,220 SF
POST-CONSTRUCTION IMPERVIOUS AREA=	22,334 SF
NEW/RECONSTRUCTED IMPERVIOUS AREA=	18,934 SF



DATE	REVISION
5/25/22	PLAN REVISIONS PER RCWD REVIEW
6/22/22	PLAN REVISIONS PER CITY REVIEW

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Timothy A. Eggerichs
 TIMOTHY A. EGGERICHS, P.E.
 Date 5/12/22 Lic. No. 43362

DESIGNED BY: TAE
 DRAWN BY: TAE
 CHECKED BY: CJJ



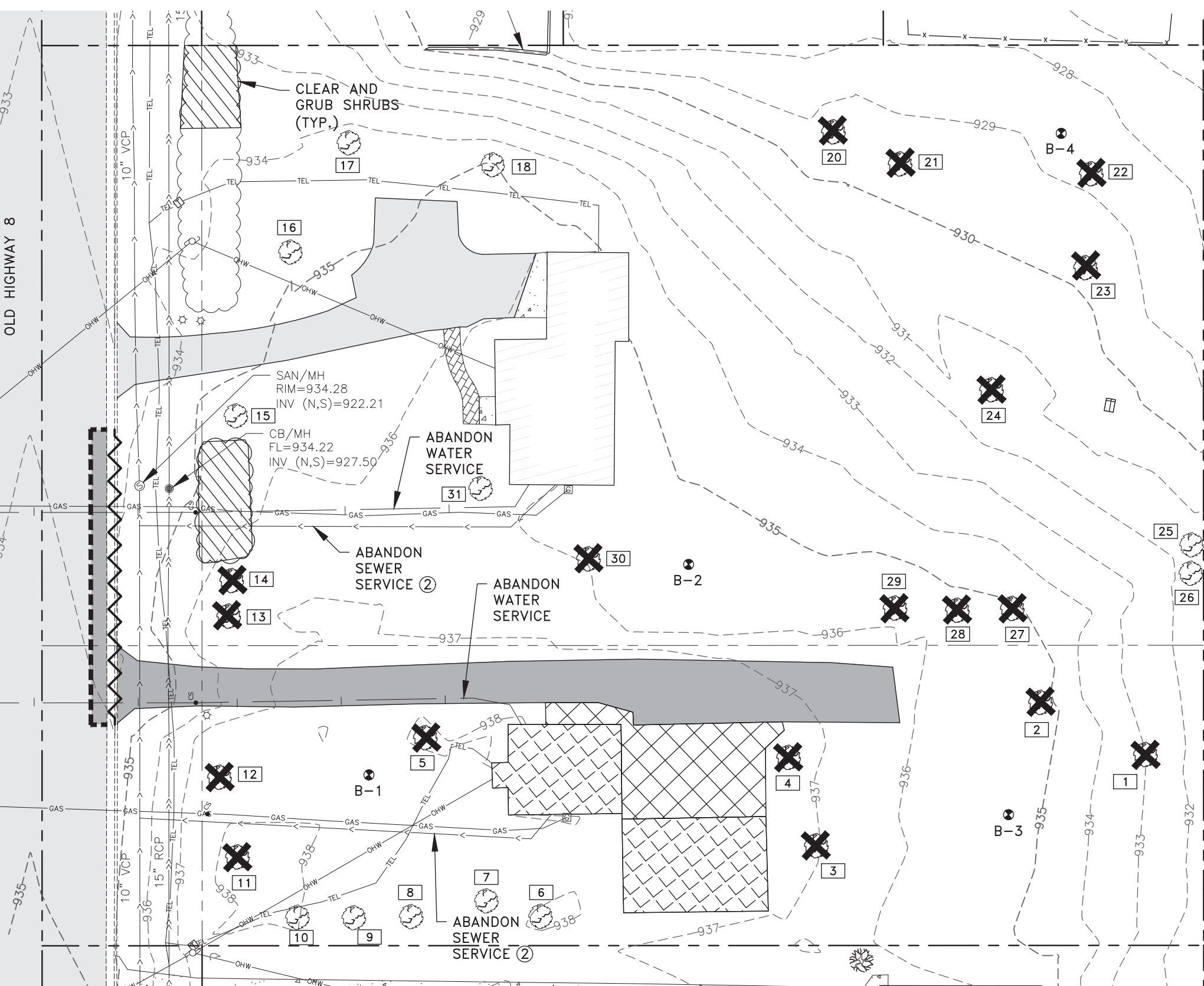
Hakanson Anderson
 Civil Engineers and Land Surveyors
 3601 Thurston Ave., Anoka, Minnesota 55303
 763-427-5860 FAX 763-427-0520
 www.hakanson-anderson.com

BRAMA VISTAS

GRADING, DRAINAGE, EROSION AND SEDIMENT CONTROL PLAN
 CITY OF ROSEVILLE, MINNESOTA

SHEET 8 OF 12 SHEETS

Jun 22 2022 - 2:55pm K:\PRIVATE\4798.01\ENGINEERING\PLAN DWG\479801_GRADING.dwg



Tree Inventory, Preliminary Removals, and Preliminary Replacement Calculation

ID #	Species	Div	DBH/Height	Classificati	Mod DBH	Exempt	Mod Class	Remove
1	Cedar, red	1	7	Common	6		Common	1
2	Maple, silver		28	Significant	28		Significant	1
3	Maple, norway (Invasive)		24	Significant	24	2	Exemot	1
4	Maple, norway (Invasive)		21	Significant	21	2	Exemot	1
5	Cottonwood, eastern		35	Heritage	35		Heritage	1
6	Cottonwood		52	Heritage	52		Heritage	
7	Pine, red	1	9	Common	6		Common	
8	Pine, red	1	24	Common	6		Common	
9	Pine, red	1	13	Common	6		Common	
10	Pine, red	1	15	Common	6		Common	
11	Ash, green		14	Significant	14	3	Exemot	1
12	Pine, white	1	23	Common	6	3	Exemot	1
13	Spruce, blue	1	20	Common	6		Common	
14	Spruce, blue	1	23	Common	6		Common	
15	Spruce, blue	1	20	Common	6		Common	
16	Crabapple		9	Common	9		Common	
17	Crabapple		9	Common	9		Common	
18	Crabapple		8	Common	8		Common	
19	Maple, silver		26	Significant	26	3	Exemot	1
20	Maple, silver		42	Heritage	42	3	Exemot	1
21	Maple, silver		52	Heritage	52	3	Exemot	1
22	Maple, silver		43	Heritage	43	3	Exemot	1
23	Maple, silver		31	Heritage	31		Heritage	1
24	Maple, silver		25	Significant	25		Significant	1
25	Spruce, blue	1	13	Common	6		Common	
26	Spruce, blue	1	13	Common	6		Common	
27	Pine, red	1	9	Common	6	5	Exemot	1
28	Pine, red	1	9	Common	6	5	Exemot	1
29	Pine, red	1	14	Common	6	5	Exemot	1
30	Maple, norway (invasive)		37	Heritage	37	2	Exemot	1
31	Maple, amur		10	Common	10		Common	

Class	Trees/Class		Total Mod DBH	Allowed Removal		Remove/Class		DBH Remove	Net Preserve	Incentve Multiplier	DBH Inch Surplus
	Conif.	Decid.		Percent	DBH Inches	Conif.	Decid.				
Heritage	0	3	118	15%	18	0	2	66	-48	2	-96
Significant	0	2	53	35%	19	0	2	53	-34	1	-34
Common	10	4	96	35%	34	1	0	6	28	0.5	14
Exempt	4	8	283	100%	283	4	8	283	0	0	0
Total	31		550	n/a	354	17		408	-54	n/a	-116

Calculation by Planning Division staff.

Replacement of 116 caliber inches required.

Bryan Lloyd

From: noreply@civicplus.com
Sent: Thursday, June 23, 2022 10:36 AM
To: *RVPlanningCommission
Subject: Online Form Submittal: Contact Planning Commission

Caution: This email originated outside our organization; please use caution.

Contact Planning Commission

Please complete this online form and submit.

Subject: Planned development on Old Highway 8 by Tom Brama

Contact Information

Name: Laurie Starr

Address: 2999 Troseth Rd

City: Roseville

State: MN

Zip: 55113

How would you prefer to be contacted? Remember to fill in the corresponding contact information. Email

Phone Number:

Email Address:

Please Share Your Comment, Question or Concern

Re: The planned development the Stormwater proposal

We would again like to reiterate that Mr. Brama's planned development does not meet Roseville's mission of retaining the character of Roseville. This development does not fit the current character of the block enclosed by Old Highway 8, Troseth Road and County Rd C2 of single family homes. Since the early 50's many of the land plats have been divided to add additional single family homes. We understand that many people find Roseville a desirable place to live and that the current trend of Roseville and the Metro Council is to add multi-

unit family housing. There are already many multi-unit housing complexes on County Rd C2, and Old Highway 8, including the Edison complex that Roseville approved a couple of years ago and which has been expanded to more units since the initial approval. Foot traffic since this expansion has increased since this expansion, so people obviously enjoy the green space provided by this block. Sandcastle Park provides minimal greenspace in this neighborhood and the Edison project cut down a small forest of trees and did not preserve any of the trees they committed to preserving when the project was approved. Mr. Brama's project and the storm water proposal and project further reduce the greenspace of the neighborhood. The storm water proposal looks like a very extensive project to manage water runoff in the area and only address his property, not how the surrounding properties might be affected. It is hard to tell from the storm water proposal, but it looks like the many infiltration basins will be breeding grounds for mosquitoes which will have to be managed with more chemicals being applied that will affect our ground water. It looks like none of the trees Mr. Brama had said he would save will be saved. Our block is also known for a variety of wildlife such as fox, coyote, deer, turkey, quail and pheasant. How can this massive storm water proposal not disrupt the greenspace that is part of the charm and attractiveness of our neighborhood? It looks like one of the houses he had proposed to save, will be turned in to a 2 family unit.

Of note, despite the fact that he promised to get all at the meeting the storm water proposal, Mr. Brama only gave it to me when I asked. We do not trust him to keep the neighborhood informed about the details of this proposed plat change and storm water proposal.

We would venture to say that a minimum of the neighborhood would like to see this project be completed.

We ask you to vote against this proposed project when it is presented to you as it does not fulfill the mission of retaining the character of the neighborhood and that it will extensively reduce greenspace. It is also difficult to tell from the proposed storm water proposal that it will not adversely affect properties on Old Highway 8 and on Troseth Road with water runoff.

Sincerely,

Roger and Laurie Pastwa
2999 Troseth Rd.

Bryan Lloyd

From: Brandon Kowal [redacted] >
Sent: Monday, June 20, 2022 12:59 PM
To: Bryan Lloyd
Subject: Open House Summary - Plat of residential properties at 2986-2994 Old Hwy 8
Attachments: Old 8 & Troseth Drainage (3) (2).pdf

Caution: This email originated outside our organization; please use caution.

Good Morning Mr. Lloyd,

I am responding to the letter I received from the City of Roseville about the scheduled July 6th -Open House Summary - Plat of residential properties at 2986-2994 Old Hwy 8.

I do want to share with the city staff and appointed or elected officials the following additional information.

The following evaluation was done by the city engineering department on drainage issues on hwy 8 and Troseth. See attached. It addressed the Old 8 & Troseth Road Drainage Issues and made recommendations. It required City needed easements from property owners and also an investment from the city to update infrastructure.

No residents and or city planners had any interest in this infrastructure update at the community engagement meeting.

I am sure this will need to be addressed with the Plat of the residential properties at 2986-2994.

I would also be interested in how this is being addressed and can possibly replace the drainage solution being installed by the City of Roseville to address only my property at 2960 Old Hwy 8 Roseville, MN.

I may not require an investment and require easement if this issue is being addressed by all residents within 500 feet of this proposed plat.

Please keep the City officials and the residents of Old Hwy 8 and Troseth up to date on the progress and planning for this drainage issue and the open house summary.

Thank you

Brandon Kowal

Old 8 & Troseth Rd Drainage Issues

Engineering Department



Old 8 & Troseth Road Drainage Issues

Overview

- History
- Drainage Analysis
- Concepts
- Next Steps
- Comments & Questions

Old 8 & Troseth Road Drainage Issues

History

- Previous Neighborhood Meeting
- Multiple owner requests to improve drainage
- 2933 Troseth – catch basin surcharging (2012)
- 2998 Troseth – street flooding (2017 referring to historic)
- 2951 Troseth – flooding concern (2011)
- 2940 Old 8 – flooding concern (2014 & 2017)



Old 8 & Troseth Road Drainage Issues

History



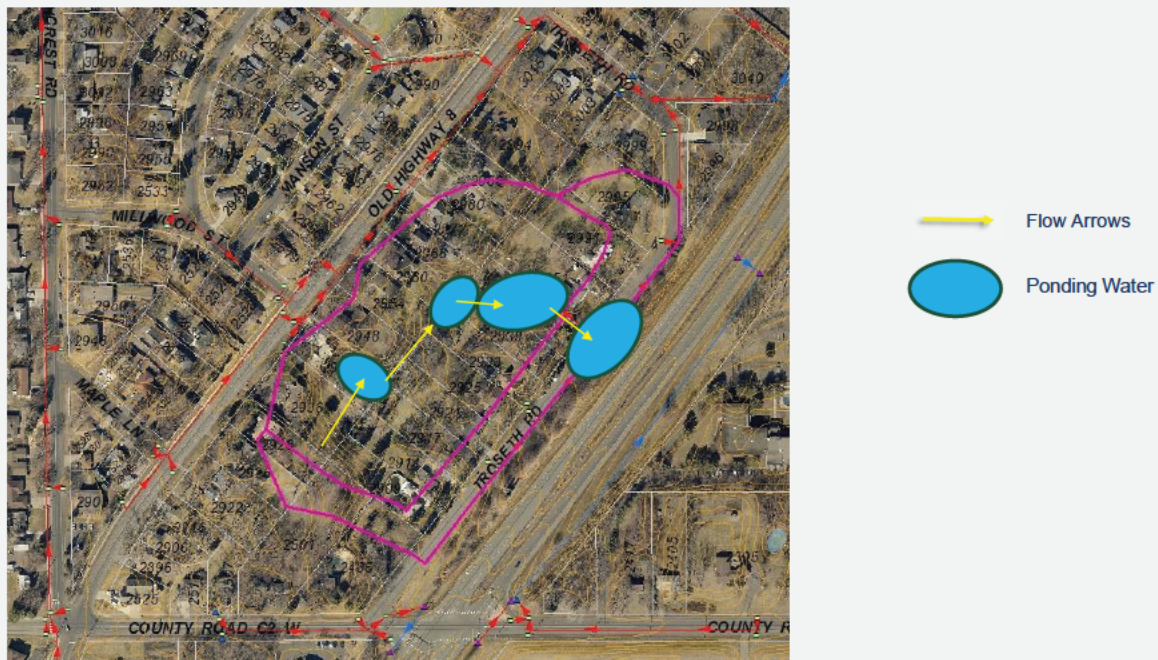
Old 8 & Troseth Road Drainage Issues

History



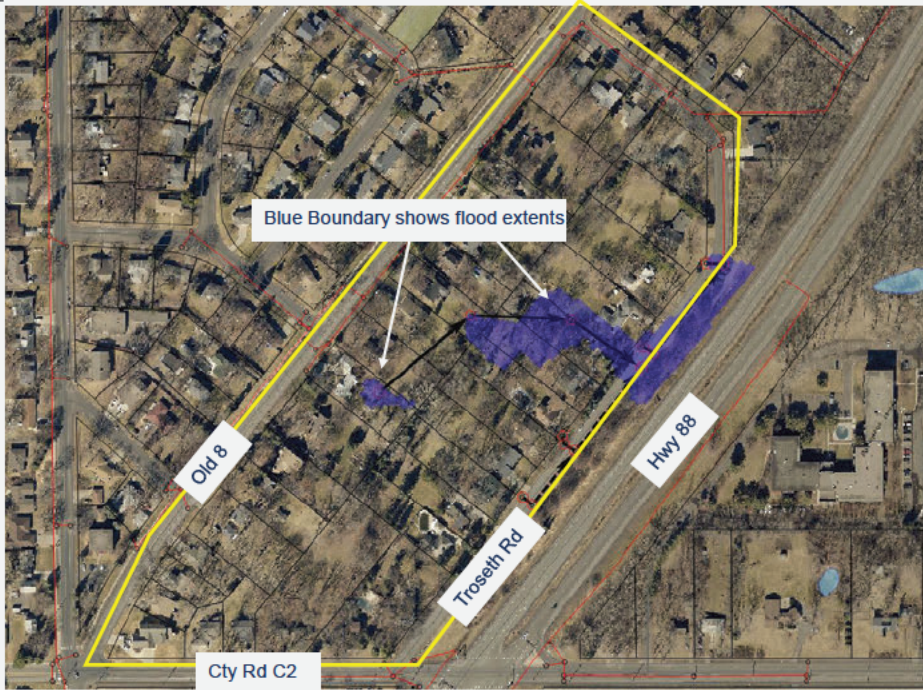
Old 8 & Troseth Road Drainage Issues

History



Old 8 & Troseth Road Drainage Issues

Drainage Analysis



10% Chance Storm (4.2")

Affected Properties

- 2940 Old 8
- 2954 Old 8
- 2960 Old 8
- 2933 Troseth
- 2939 Troseth
- 2945 Troseth
- 2951 Troseth

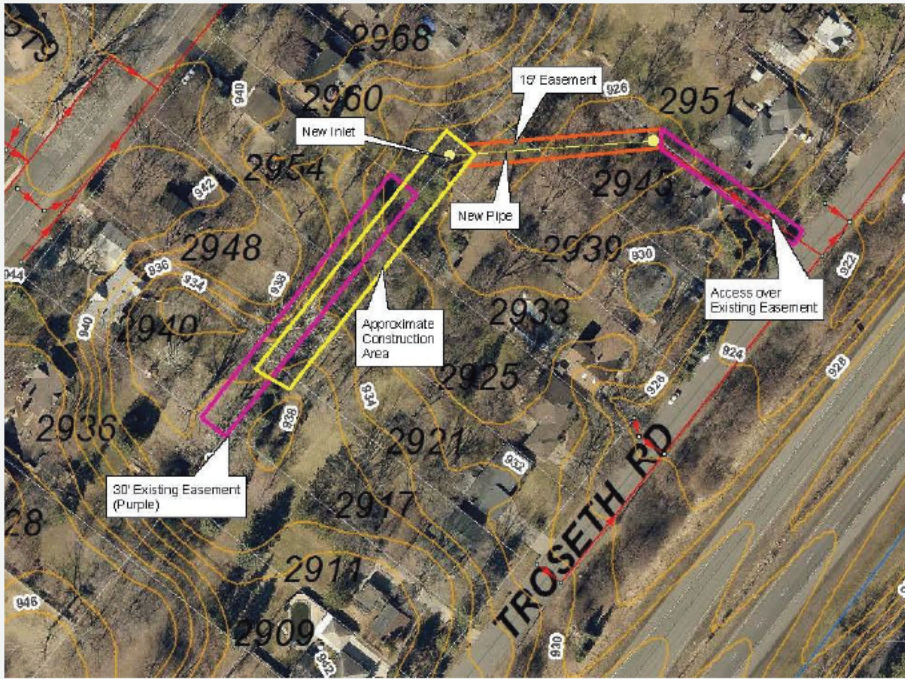


Old 8 & Troseth Road Drainage Issues

Drainage Analysis



Old 8 & Troseth Road Drainage Issues Option 1



Option 1

Grade Swale
Add New pipe and Inlet

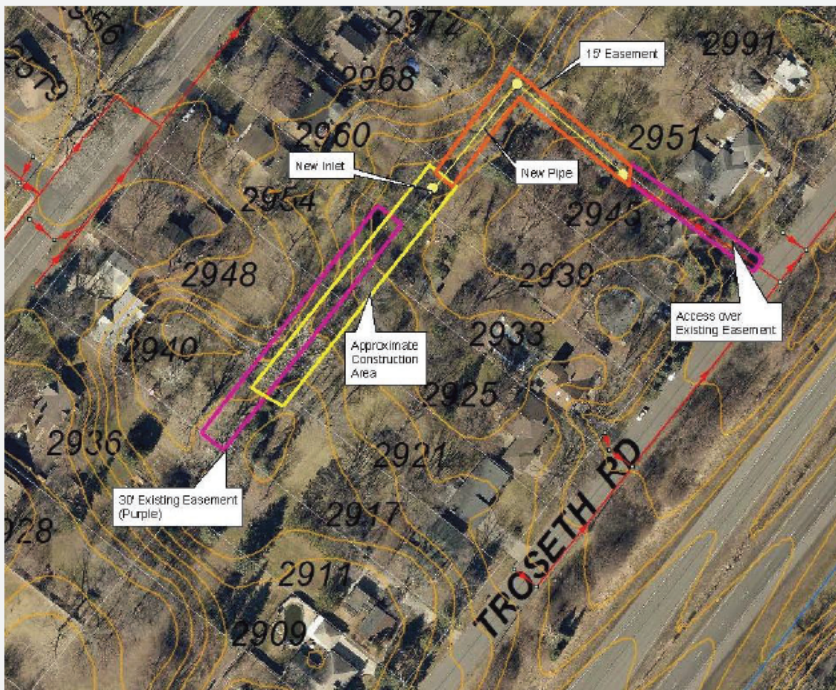
High Level Estimate: \$80,000

City Needs Easements From:

- 2960 Old 8 – 30' backyard
- 2917 Troseth – 30' backyard
- 2921 Troseth – 30' backyard
- 2925 Troseth – 30' backyard
- 2933 Troseth – 30' backyard
- 2939 Troseth – 30' backyard + 15' Crossing
- 2945 Troseth – 15' crossing



Old 8 & Troseth Road Drainage Issues Option 2



Option 2

Grade Swale
Add New pipe and Inlet with a new manhole

High Level Estimate: \$100,000

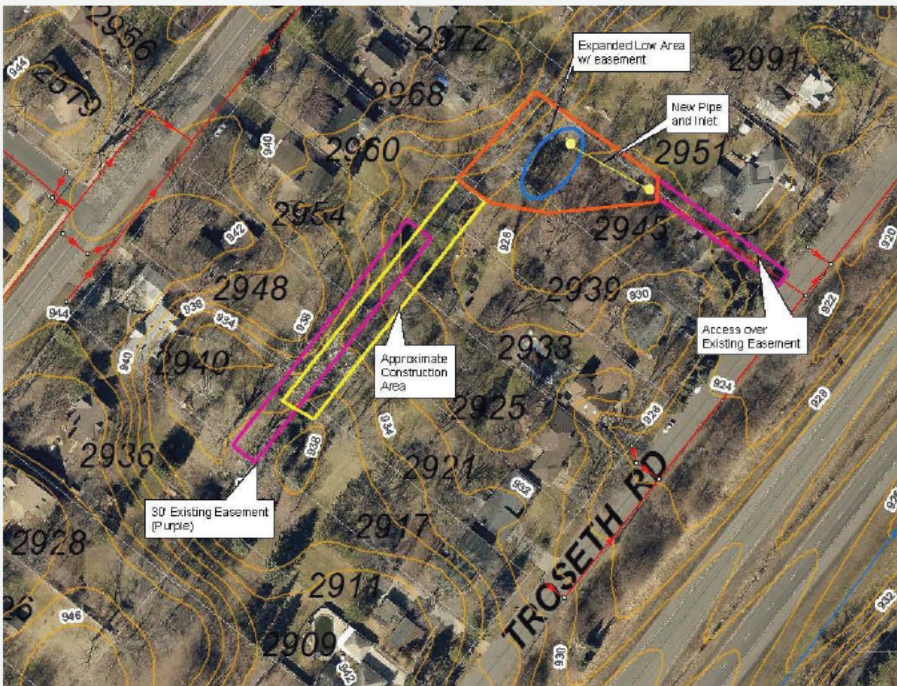
City Needs Easements From:

- 2960 Old 8 – 30' backyard
- 2968 Old 8 – 15' backyard
- 2972 Old 8 – 15' backyard
- 2917 Troseth – 30' backyard
- 2921 Troseth – 30' backyard
- 2925 Troseth – 30' backyard
- 2933 Troseth – 30' backyard
- 2939 Troseth – 30' backyard
- 2945 Troseth – 15' crossing
- 2951 Troseth - 10' sideyard



Old 8 & Troseth Road Drainage Issues

Option 3



Option 3

Grade Swale
Add New pipe and Inlet
Additional Grading at 2945 Troseth

High Level Estimate: \$130,000

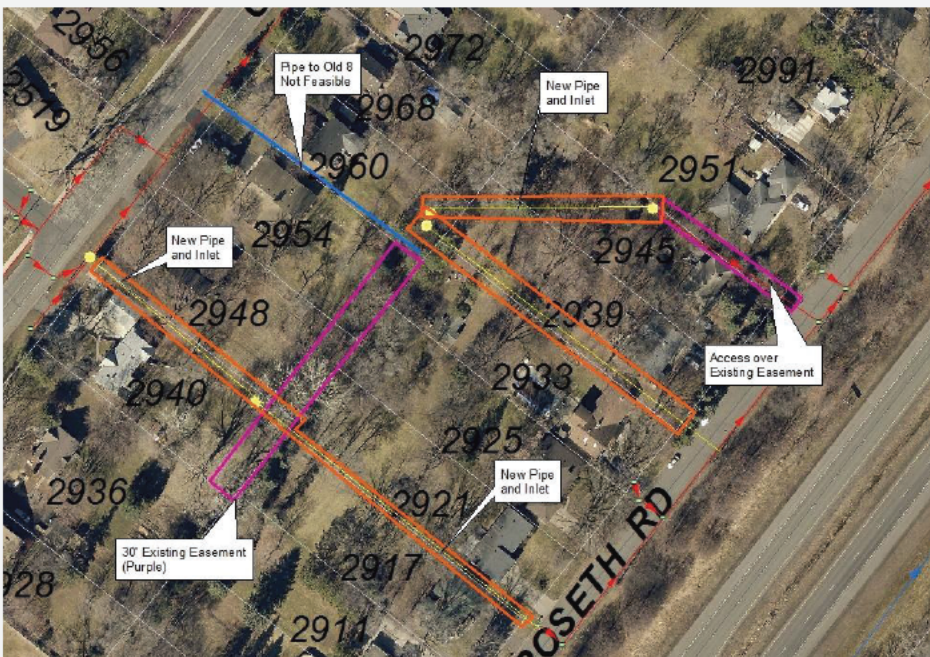
City Needs Easements From:

- 2960 Old 8 – 30' backyard
- 2968 Old 8 – 30' backyard
- 2917 Troseth – 30' backyard
- 2921 Troseth – 30' backyard
- 2925 Troseth – 30' backyard
- 2933 Troseth – 30' backyard
- 2939 Troseth – 30' backyard
- 2945 Troseth – 10' sideyard + expanded low area
- 2951 Troseth – 10' sideyard



Old 8 & Troseth Road Drainage Issues

Option 4



Option 4

Piped Outlets
Add New pipe and Inlets

High Level Estimate: \$200,000

City Needs Easements From:

- 2948 Old 8 – 10' sideyard
- 2948 Old 8 – 10' sideyard
- 2960 Old 8 – 30' backyard
- 2917 Troseth – 10' sideyard
- 2921 Troseth – 10' sideyard
- 2933 Troseth – 10' sideyard
- 2939 Troseth – 15' crossing or 10' sideyard
- 2945 Troseth – 15' crossing



Old 8 & Troseth Road Drainage Issues

Next Steps

- Get Comments and answer questions
- Track 1
 - Include comments into additional analysis & planning
 - Send updated information to neighborhood
 - Provide feedback
 - Continue Planning
 - Neighborhood meeting
 - Start Project
- Track 2
 - Given feedback, stop the planning process and halt project
 - Reassess at a later date



Q & A

Questions?



THANK YOU

Engineering Department



Bryan Lloyd

From: Jeanne Kelsey
Sent: Tuesday, May 10, 2022 12:48 PM
To: Bryan Lloyd; Thomas Paschke
Subject: FW: Plat Change for Properties at 2986-2994 Old Hwy 8
Attachments: Notice.pdf

Importance: High

**Jeanne Kelsey | Housing and Economic Development
Program Manager**

O: 651.792-7086
jeanne.kelsey@cityofroseville.com



2660 Civic Center Drive | Roseville, MN 55113
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From: Judy Kolby [redacted]
Sent: Tuesday, May 10, 2022 12:17 PM
To: Julie Kimble [redacted]; Michelle Kruzal [redacted]; Tammy McGehee [redacted]; Erik Bjorum [redacted]; Michelle Pribyl [redacted]; Karen Schaffenhauen [redacted]; Dan Roe <Dan.Roe@cityofroseville.com>; Jason Etten [redacted]; Emily Leutgeb [redacted]; Wayne Groff <Wayne.Groff@cityofroseville.com>; Pat Trudgeon <Pat.Trudgeon@cityofroseville.com>; Robert Willmus [redacted]; Janice Gundlach <Janice.Gundlach@cityofroseville.com>; Jeanne Kelsey <Jeanne.Kelsey@cityofroseville.com>; publicdrainage@ricecreek.org; ppreiner@ricecreek.org; mbradley@ricecreek.org; swagamon@ricecreek.org; mweinandt@ricecreek.org
Subject: RE: Plat Change for Properties at 2986-2994 Old Hwy 8
Importance: High

Caution: This email originated outside our organization; please use caution.

I want to thank the 2 people that were respectful enough to respond to my email from May 1, 2022

With that said – I am going to respectfully ask that if you have not read this email and all the other messages coming from my neighbors, please do so we must be heard and respectfully considered.

RPCA Attachment D

I just went outside to talk with Mr. Brama as he is currently widening his driveway to accommodate his vehicles for off street parking - and he has just stated to me that his change to the lots for twin-homes is all in the plans the city has, and he is only following what they want done. If this is true and all related to the 2040 plans for MDR/LDR, I am truly disappointed that you would allow this to happen to your residents. He is only doing this as a money-making opportunity on the backs of the City of Roseville and the residents of this area. He makes it sound like he wouldn't even do it if the City of Roseville didn't want him to.

From my understanding this has started 2yrs ago with his poorly implemented plans and working with many of the City of Roseville representatives and agencies – and there is nothing we can do about it, so just accept this area is being changed by the City of Roseville to a multi-unit neighborhood. SAD, WRONG, and INAPPROPRIATE behavior to change us from a suburban area to an extension of Minneapolis/St. Paul overcrowded area.

This area has taken a huge step in having multi-units and large quantities of people added. Please take your plans and find space that is not completely destroying the beauty and draw to the City of Roseville Suburban area and trying to make it part of the cities of Minneapolis / St. Paul

It was impressed that you don't care about the opinions of those living in these areas; I sure hope you have double checked with your neighbors on how many units you could be dealing with next to you.

Sincerely,

Judy Kolby

From: Judy Kolby

Sent: Sunday, May 1, 2022 12:40 PM

To: dan.roe@cityofroseville.com;
wayne.groff@cityofroseville.com; pat.trudgeon@cityofroseville.com;
Janice.Gundlach@cityofroseville.com; jeanne.kelsey@cityofroseville.com; publicdrainage@ricecreek.org;
ppreiner@ricecreek.org; mbradley@ricecreek.org; swagamon@ricecreek.org; mweinandt@ricecreek.org

Subject: Plat Change for Properties at 2986-2994 Old Hwy 8

ATTN:

Planning Commission Members

City Council Members

Economic Development Authority

Rice Creek Watershed District – Board of Managers

I am reaching out to make sure my voice is heard regarding the Plat change the owner/developer Tom Brama is asking for to enable him to add 3 twin homes.

From my understanding the Neighborhood Open House Zoom meeting that was held on Thursday, April 28 and all the questions submitted to Mr. Brama will be turned over to those in the position to accept or decline this plat change.

From this meeting there were some extra concerns I have related to the plat changes. So, the following list is what I would like to point out as my objections to this Plat change and building additions in the space.

1. Water flow issues from Old Hwy 8 – There has already been some City of Roseville work on this situation – homes currently in this area have been dealing with flooding issues for a long time due to the drainage – with the addition of more homes in the back sections I do not see this helping the neighbors with their issues and

RPCA Attachment D

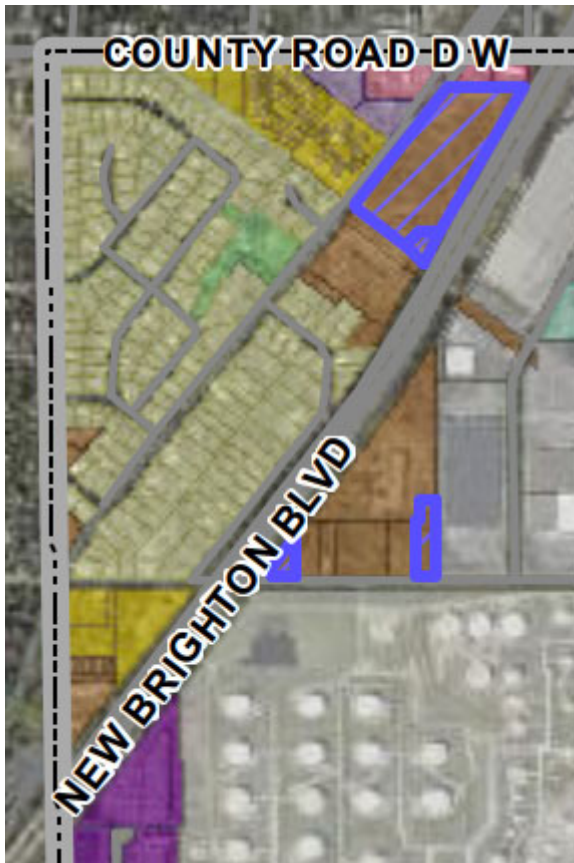
having much more loss of green space to help absorb the snow melt, heavy rains, etc. There needs to be a guarantee that the houses surrounding the suggested builds will not be affected worse than they already are.

2. Light pollution – with adding these multiple housing units – it was said that there will be no streetlight added for the private road – but we all know there will be additional garage lighting, front door lighting, etc. and with these extra units in the back section it will affect all surrounding yards and privacy.
3. It was said by Mr. Brama – the decision on Twin Homes, Single Family homes, etc. have not been decided yet. He also stated if he sold any of these sections – if the plat is changed to 4; he could not control what would be placed on the lots. This is of very high concern and leaves everything down to one thing in my mind – if the Plat is changed from 2 to 4 – the neighborhood has absolutely no input due to City of Roseville changes to housing allowed on lot sizes to twin homes vs single family homes no matter what the neighborhood opinion is.
4. We were told that these homes will be sold vs rentals – I don't necessarily believe that – Mr. Brama was also asked if it will be an HOA – he had no answer to that question from what I heard.
5. In the attached notice we received for this Open House meeting – everything has been implied that he will be doing the full development up to and including the twin homes – but from the meeting it is sounding like no decisions on any of this have been made. I believe that if he is allowed to split the plats into 4 – the City of Roseville and others will be very surprised with where his plans will go from there – the proposed concept we were given it implies that Mr. Brama/Developer has made all the decisions of what he wants to do – but the first step will be the Plat change and from there he will be deciding what will happen with the space.

My home is located at 3015 Troseth Road – I purchased this home from my Father Dale Stephan Estate – Many of the homeowners in this area are multi-generations and/or longtime residents and the lot sizes are a benefit of this area giving us the feel of suburban living with a mix of country; something many of us have enjoyed for many years as Roseville Residents. With the new Edison Building project being added on Old Hwy 8 – The multiple town homes, apartments, condominium buildings in this small sections of the City of Roseville located to the west of Hwy 88/New Brighton Blvd is enough.

Currently I am surrounded by Brama properties – 2 rentals at my back lot to the south – recent purchase of the home directly to my east side in his son's name which the Brama family currently occupies – and he also owns an apartment complex 3 doors down to my north. And has a cash offer in for the home next to his apartment complex – 2 doors to the north of my property. I truly believe there is much more behind all these purchases, changing the Plat and changing the single-family home area into a monopoly of property for rentals, twin home builds etc.

Here is a sample of the area and all of the HDR, MDR, LDR for this small area that already exist – I do not believe adding another multi-unit location in the middle of a single-family home area is a reasonable ask of Mr. Brama and I hope you can all see there are many other locations with-in the City of Roseville are better suited to accomplish your project of adding more areas for MDR and LDR homes – This area on Old Hwy 8 has already filled its quota and the population in this area has increased substantially.



In conclusion I respectfully request that you really think this through regarding the Plat change – I have no objection to equalizing the width of these lots, but to change to 4 plats and adding an average of another 24 people, 6-8 more vehicles, etc. to this small area is not anything that will improve the value of my property that is surrounded by Mr. Brama, it will not do anything to improve the water drainage issues, light pollution to the area, etc. – if the Plat is equalized by width and 1 twin home was added I can live with that.

Please note when looking at the proposed diagram attached – it was very unclear, information was not marked correctly, and the scale of the diagram is not correct for the plats and suggested changes.

Thank You for your time,

Judy Kolby

3015 Troseth Road
Roseville, MN 55113



Developer Open House Summary for 2986/2994 Old Highway 8 April 28, 2022

I held a zoom meeting open house on the proposed plat for the above-mentioned properties. I have summarized below, pertinent comments directly relating to the project.

Paul Talarico: 2954 Old Highway 8.

Paul had questions regarding maintenance of the proposed private road. I advised him that an association of some type would be created to maintain the road split amongst the new property owners. He asked about removal/replacement of trees. I advised him about Roseville's tree preservation plan. His biggest concern was potential water impact on his property, as he has had issues standing water at his property to the south. I advised him that Rice Creek Watershed district actually requires diminished stormwater output (80%). He would prefer to keep the development single-family, not twin homes.

Al & Jane Bates: 2980 Old Highway 8.

Al & Jane like the "pastoral" setting of the properties and is against development of the rear portions of the two properties. He felt development will destroy the ambiance of the neighborhood. He doesn't like the idea of potentially having five extra families on the site. He asked about selling some of the land to the City for water control area. Jane felt that the tree preservation plan is "never enforced". I advised her to the contrary.

Brandon Kowal: 2960 Old Highway 8.

Brandon is concerned about water issues that he currently has in his own back yard. City solution is to install sump pump into his own electrical system. He wonders if existing City infrastructure can handle the stormwater from proposed plat. I advised him that I am in contact with Jesse Freihammer, Ryan Johnson and the Rice Creek Watershed District regarding the engineering of the stormwater.

Kyle & Katie Dille: 2951 Troseth Road

Kyle advised others in the group that a developer's job is to promote development. Concern had been voiced as to what types of homes may be built on the land, not in favor of development. He mentioned that his sump pump is "always running". Lack of future plan for dwellings puts people on the defensive.

Judy Kolby: 3015 Troseth Road

Judy was hopeful of development of only one additional lot, facing Old Highway 8. She doesn't like the idea of houses behind houses and wonders about light pollution. She was hoping for less density, especially in light of the Edison project to the north. She has concerns that Old Highway 8 cannot handle more traffic. She also had question about the removal of trees and the preservation plan. She wondered if the City would require lighting of the private road and if there would be a turn-around. I advised her that City staff would drive those requirements. I advised her that for the development to be economically feasible more than one lot would need to be created.

Laurie Starr & Roger Pastwa: 2999 Troseth Road

Laurie also indicated a preference for just one additional lot, facing Old Highway 8. I advised her that the two combined parcels would not be wide enough to make three. I explained to her that Roseville has changed zoning rules to allow for developments such as I have proposed. She had concerns about the

native wildlife and that additional development may impact the throughway. She mentioned that her husband has lived on the property for 68 years. She felt that even though this type of development may be allowed, it shouldn't be on this block with larger lots. She also asked about the stormwater management plan, which I emailed to her subsequently. Her husband, Roger, emailed a letter to me that was forwarded on to the City as well. It largely echoed same sentiment that this area of Roseville is one of the last areas with very large lots and that he didn't view new development as being beneficial. He felt that development would destroy the character of an old established neighborhood, where everyone is quite happy the way it is. He noted the area is the "last island" surrounded with rental property/multiple housing galore.

Mike Cassel: 3002 Troseth Road

Mike mentioned that there is a drainage swale behind his house and neighbor's. Big storms cause ponding. Wanted to know if engineering would address, which I assured him it would. He indicated development would disrupt the nature of the community and the character of the neighborhood.

Lindsay Cowles: 2996 Troseth Road

Lindsay said that the City should address existing drainage issues before considering plat request. She felt that development will add to the problem.

Doug Burckhardt: 3003 Troseth Road

Doug mentioned water is an issue. He also is not in favor of development. I advised him that Rice Creek Watershed will guide stormwater plan and will lessen existing runoff rates. Doug asked for advance copy of proposed stormwater plan, which I furnished to him.

Roy Turenne: 2933 Troseth Road

Roy is concerned with the water, as he shares a backyard with Paul Talarico. He also asked if an association was going to be formed for maintenance of the new dwellings and was hopeful that the twinhomes would be "executive" style, rather than a cheaper split entry home. I advised him that I would be seeking legal guidance on how to create an association for maintenance. He felt that lower price twin homes would diminish property values in the neighborhood.

Jerry Bernhagen: 3006 Old Highway 8

Jerry openly questioned who benefits from development of the properties. He felt that the Edison project changed the area and that his main concern was property values.

This concludes the summary of the meeting. In order to accommodate all, the meeting was extended by ½ hour to a total 1-1/2 hours. I do have the zoom meeting recorded.

Very truly, Tom Brama

Bryan Lloyd

From: Janice Gundlach
Sent: Monday, April 25, 2022 8:28 AM
To: Bryan Lloyd
Subject: FW: 2986-2994 Old Highway 8
Attachments: open house inv.pdf; plat.pdf

Fyi – see below email.

Janice Gundlach | Community Development Director

O: 651.792-7071

janice.gundlach@cityofroseville.com



2660 Civic Center Drive | Roseville, MN 55113

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From: Julie Strahan <Julie.Strahan@cityofroseville.com>
Sent: Sunday, April 24, 2022 3:52 PM
To: Pat Trudgeon <Pat.Trudgeon@cityofroseville.com>; Janice Gundlach <Janice.Gundlach@cityofroseville.com>
Subject: Fw: 2986-2994 Old Highway 8

Am I the only one who got this? Some interpretation would be helpful.

Sincerely, Julie

Julie Strahan (she/her/hers) | City Councilmember

C [REDACTED]
julie.strahan@cityofroseville.com



2660 Civic Center Drive | Roseville, MN 55113

From: R L PASTWA [REDACTED] >
Sent: Sunday, April 24, 2022 2:42 PM
To: Julie Strahan <Julie.Strahan@cityofroseville.com>
Subject: 2986-2994 Old Highway 8

Caution: This email originated outside our organization; please use caution.

Roseville Planning Commission & City Council Members
Greetings to all,
4/25/2022

I chose to send you all this letter as opposed to trying to articulate this on a short zoom meeting. I don't trust Mr. Brama to present you our views on this matter and also putting things in writing allows me to be more thorough. You know, us old guys try to be accurate as possible & I'm not quite sure electronic stuff is the old guy's friend. So I'm trusting you to read it and get it into the record concerning this matter.

My name is, R.L. Pastwa and I reside with my wife Laurie, at 2999 Troseth Road. I have lived in Roseville at this address off & on since I was one year old. I'm sixty nine. I'm also a commercial/residential builder & small developer. I have done this since 1981, 41 years. Makes me sound old.

This small area, also known as the lost section of Roseville was part of the Ed Troseth Farm and encompassed about 140 acres. I believe it was plotted out in lots about 70 to 75 years ago. My father bought in about 1950 (2999 Troseth) and there were maybe four houses here already. Since those days when the dinosaurs roamed here, the neighborhood has remained as plotted way back in the "old" days AND to the great satisfaction of those who have built and lived here, for some, many years, EXCEPT for Mr. Brama. The block of Troseth Rd, CoRd C2 and Old Hwy 8 is SINGLE family homes with large yards and has been that way for 70+ years. The Roseville Founding Fathers obviously had a little insight into the future. Maybe to give us a little room? EVERYONE who built here or moved in wanted to be here for the nice size lots, almost country style living in a busy small city. In ALL my years here, I've never heard anyone complain there's just too much room here. Through the years there have been attempts to install rental buildings about the size of Brama's 3020 Old Highway 8 building. One building attempt was in maybe early 1970's where the house is now at 2996 Troseth and one at where Brama lives at 3009 and the two lots on either side 3003 and 3015 Troseth. THANKFULLY the Roseville Planning Commission and Council back then had the foresight, wisdom, & benevolence to deny the attempts and preserve the character of one of Roseville's oldest and I would say, nicest neighborhoods. Had they not, this small area would surely not exist.

Mr. Brama is a rental landlord who's attempting to change the WHOLE character of a Roseville heritage neighborhood by trying to put in, according to his proposed plat, a flattened out apartment building under the guise of "single family twinhomes". Cutting away the "fluff" Mr. Brama wants to install six single family homes (under the guise of three twinhomes) plus one existing in a space where two existing homes have existed for about 50+ years. Mr. Brama doesn't seem to realize twinhomes aren't single family homes. Mr. Brama rents out the house at 2986 and 2994 Old Hwy 8 and I would venture a guess that the house he has at 3009 Troseth will soon be a rental property, as this has been his pattern. A few years back, Roseville conducted a, "beautify Roseville campaign" and if the inspectors went around today, I believe they would view Mr. Brama's rental properties (the three houses he has plus the apartment bldg 3020 Old Hwy 8) with GREAT consternation and a fistful of written suggestions. WITH the additional six homes IF he's allowed to proceed with this, will his pattern change?

As a builder/developer, my question is, "Why would you move into an established old neighborhood and do all the existing neighbors an injustice and want to cram six houses (three RENTAL twinhomes) plus one RENTAL existing into a space that has just two now?. If Mr. Brama is such a benevolent developer set to "benefit" all of us neighbors with this mess why hasn't he visited the folks here to discuss it? Because he would have had countless dogs turned on him. He's used the cowards way, attempting to slip this in. Why hasn't EVERYONE from CoRd C2 to Old Hwy 8 to Troseth been notified? Only 500ft? I get notices of Roseville issues three miles away and this one is only 500feet. This affects us ALL here. This is an underhanded attempt chop up our neighborhood piece by piece installing a higher density rental property into a low density single family home area that has been quite pleasant for 70+ years.

I did some fast calculating off of the plat Mr. Brama issued, and with the existing house and driveway PLUS the proposed additional houses and driveways etc. I came up with about 37000sqft (possibly more as the plat dimensioning was quite hazy), of impervious surface. The total area of the proposal is about 65000sft leaving

RPCA Attachment D

about 28000sft for water absorption (I've never tried to put six houses/three twinhomes plus one existing in a space platted for two, so I'm not familiar with the impervious surface requirements here in Roseville. I just know what works & doesn't work from 40yrs experience. Currently, we ALREADY have drainage issues here. All the back lots are lower than CoRd C2 & Old Hwy 8 and the natural storm water run-off is basically south to north. The back lots of 2991, 2951, 2945, & 2995 Troseth & that is with normal rain and snow melt (depending on soil saturation). The back lots at 2991 & 2995 often support a normal, heavy rain, or snow melt (depending on soil saturation) small pond which the local ducks quite enjoy. With Mr.Brama's proposal the runoff will be MUCH more into these two back lots. There is a swale that runs from Old Hwy 8 along the line between 2994 Old Hwy 8 across the back lot lines of 3015, 3009, 3003 Troseth and turning and running along the lot line between 3003 and 2999 Troseth and exiting under Troseth between 3004 & 3002 Troseth then flowing north to a pond at the rear of 3040 Troseth. Drainage minimally works now because there's enough NON-impervious surface to handle some fairly hard "normal" rains (again depending on soil saturation) without flooding. With an added loss of pervious surface and the way the snow would be plowed (a whole winter of plowed snow to the low side) in his proposed plat ALL of the melt will flow at the bottom of that swale I just described and into 2991 & 2995 Troseth back lots. That is with normal (?) rains and snow. But now there are "climate change issues". I've seen big snow pack with heavy spring rains and heavy summer rains flow like a river down the swale, fill the ditch to Troseth with flooding to 3003 Troseth & flooding to 3004 Troseth. Keep in mind, all the drainage along Highway 88 converges into the pond at 3040 Troseth & there have been many times with the heavy rains where 2996 & 2998 Troseth came VERY close to flooding in their back lots and their basements. As that swale becomes overwhelmed it flows over Troseth to the storm drains which sometimes won't keep up and I've seen 3000, 2998, & 2996 Troseth flood from the front. Plan for the worst and hope for the best, right ? Not in the case of Mr.Brama's plat.

According to Mr.Brama's plat, how will you get emergency vehicles in a cramped area. ESPECIALLY, with how many cars will be parked in the way on the "private" access ? Every home is likely to have at least 2 cars or (most assuredly more). There is no place to turn around. What happens when winter hits with the BIG snows. Old Hwy 8 will be plowed, if overflow cars from these buildings aren't parked there, but how about the "private" access ? Fire, heart attacks, etc. always happen when conditions are perfect, right ? Our area seems to be becoming a little more crime ridden (I lost \$5K in tools, others have lost cat-converters & even attempted break ins) than in the past. Are Roseville's Finest (The Police) going to pull into and back out of this, "private access" setup on routine patrols ? We see Roseville's Finest infrequently enough now.

The elevation of the proposed twinhome behind the 2994 Old Hwy 8 house will be about 2-3 ft lower than Old highway 8 and the one to the south of that will be about 2 ft below Old Hwy 8. Effluent hasn't started flowing UPHILL, even with climate change. Where's the lift station going ? How about fire hydrants ? Say one of the two lower twinhomes caught fire & their location so near to adjacent properties & tree line with no real access other than the private drive, what else will be set aflame ? Maybe Mr.Brama can use his garden hose until Roseville Fire finds a way in with all the vehicles that will most likely be in the way.

Kind of the unspoken code of the GOOD developer is to make your neighborhood better. Wouldn't a good "developer" talk it over in person with the neighbors rather than the neighbors finding out about it at a proposal meeting ? If Mr.Brama is a "developer" he's a sorry excuse for one because he is not. He's a rental landlord trying to turn this neighborhood into yet another crowded rental area to the benefit of ONLY Mr.Brama. I've seen this countless times in my line of work. Mr.Brama is looking for a cheap way to gain more rental income at the expense of those who live here for the little extra room.

Please consider the folly of this proposal and vote to DENY it. If the three existing houses Mr.Brama owns now were offered for sale they would sell in twenty minutes and Mr.Brama could move on with close to a million dollars at current high demand prices and go "developing" a new rental neighborhood that was designed for medium to high density rental property. Mr.Brama isn't concerned about the neighborhood or bettering it. Mr.Brama cares ONLY about Mr.Brama and trying to turn this area into one of his marginal rental plats.

RPCA Attachment D

Having a single family house, on a large lot, in a nice area so close to the services we have now days is quite a blessing. Funny (quite sad actually) how the Mr.Brama's of the world try anything to satisfy their greed with no regard for the ones who have lived and enjoyed the old neighborhood .

You know, at 2935 Old Hwy 8 there is a house (#48 on the Roseville Heritage Trail) that was move in From the Earl Brown Farm in the early 1950's. Now, this neighborhood was plotted maybe twenty years before that. Maybe you might consider putting this old neighborhood as it is, on the Heritage List to protect it in the future from turning it into a rental area like Mr. Brama is trying to do.

Once again, I ask you to find it in your heart to DENY this proposal and preserve the character of one of our oldest Roseville neighborhoods. Seems a little idealistic I know, but I guess a little idealism wouldn't hurt these days would it.

Thank You

R. L & L. P. Starr-Pastwa
The Master's Craftsmen, LLC
2999 Troseth Road
Roseville, MN 55113

**INTEROFFICE MEMORANDUM**

Date: June 21, 2022

To: Bryan Lloyd, Senior Planner

From: Jesse Freihammer, Roseville Public Works

RE: Brama Preliminary Plat

The Public Works Department reviewed the proposed plans for the project noted above and offer the following comments with regard to the project's impact on City services and/or infrastructure:

1. Site Plan

- The private driveway is a 26-foot-wide. Parking would be allowed on one side.
- Due to the minimal amount of lots created, five additional lots, the development did not meet the threshold per City policy to conduct a formal traffic study. A traffic study was not conducted but approximately 48 additional vehicle trips will be created each day. Current traffic on Old Highway 8 is 2350 vehicles per day so this would amount to only 2% increase in traffic. This traffic will not create any significant issues.

2. Utilities

- Water
 - Watermain will need to be extended to serve the new lots
 - The watermain is proposed to be public and meets City requirements.
- Sanitary
 - Sewer will need to be extended to serve the new lots.
 - The proposed sewer is proposed to be public and meets City requirements.
- Storm Sewer
 - Storm sewer would be private.
 - Rice Creek Watershed District Permit Required
 - NPDES Permit Required
 - Site plan meets watershed district and city stormwater requirements. There are four proposed stormwater best management practices (BMPs) that are strategically located to minimize the peak stormwater volume and rate leaving the site.
 - The proposed development was reviewed against known historic drainage issues in the Troseth & Old 8 neighborhood, and it was determined that the post construction conditions will have little to no effect on any current drainage concerns. The city will continue to work with the larger

neighborhood on drainage concerns as they arise, or when opportunities present themselves.

3. General

- A public improvement contract and encroachment agreement will be will be required for the water and sewer utilities.
- A home owners association would be required to maintain the shared private roadway and storm water features.
- Proposed easements in the plat meet the requirements for public works.

Thank you for the opportunity to provide feedback and on this project at this time. As the project advances, Public Works Department staff will continue to review any forthcoming plans and provide additional reviews and feedback as necessary. Please contact me should there be questions or concerns regarding any of the information contained herein.

ROSEVILLE PARKS AND RECREATION COMMISSION
MEETING MINUTES FOR
JUNE 7, 2022 6:30 p.m.

PRESENT: Arneson, Brown, Dahlstrom, Hoag, Lenhart, Matts-Benson, Ybarra
ABSENT: Boulton, Baggenstoss, Carlson
STAFF: Johnson

1) **INTRODUCTIONS**

2) **ROLL CALL/PUBLIC COMMENT**

Roll Call Commissioners: Arneson, Brown, Dahlstrom, Hoag, Lenhart, Matts-Benson

Chair Dahlstrom called for public comment by members of the audience.

L. Peterson, 1021 Roma Ave.

Ms. Peterson joined to advocate for the addition of AED’s in the park buildings. She relayed that AED’s are an external device that provides an electric shock to the heart if a person is in cardiac arrest.

Staff responded that the City Council authorized the purchase of seven AED’s for each of the park buildings as well as the Roseville Dance Studio.

The Commission discussed placement of the AED’s in the Park Buildings.

3) **APPROVAL OF MINUTES – MAY 3, 2022 MEETING**

Chair Dahlstrom motioned to amend line #76 and #77 of the May 3 meeting minutes from Commissioner Lenhart voting to “abstain” to Commissioner Lenhart voting “no”.

Commissioner Matts-Benson moved to approve the amended minutes. Vice-Chair Hoag seconds.

Roll Call

Ayes: Arneson, Brown, Dahlstrom, Hoag, Lenhart, Matts-Benson.

Nays: None.

Abstain: None.

40 4) **PARK DEDICATION REVIEW AND RECOMMENDATION – 2986-2994 OLD HIGHWAY**
41 **8**

42 Staff provided an overview of the purpose, options and process for Park Dedication. Location maps
43 of the development located at 2986-2994 Old Highway 8 were reviewed by the Commission. The
44 development is located in Constellation A of the Parks and Recreation System Master Plan. There
45 are no specific park plans identified in this area in the Master Plan.

46
47 The proposal for 2986-2994 Old Highway 8 includes 2 lots on 1.29 acres. The project qualifies for
48 Park Dedication. The proposed development is residential with 6 total units. The cash amount would
49 be \$4,250 per unit or \$25,500. The land amount would be 10% of 1.29 acres or .129 acres.

50
51 A representative from the development company was present at the meeting to provide additional
52 information on the development and answer questions.

53
54 Vice-Chair Hoag made a motion to recommend cash in lieu of land, in the amount of
55 \$25,500, to the City Council to satisfy Park Dedication at 2986-2994 Old Highway 8.
56 Commissioner Brown seconds.

57
58 The Commission discussed that if any land became available along Sandcastle Park, in the future,
59 there could potentially be interest in increasing the existing parkland.

60
61 **Roll Call**

62 **Ayes:** Arneson, Brown, Dahlstrom, Hoag, Lenhart, Matts-Benson, Ybarra.

63 **Nays:** None.

64 **Abstain:** None.

65
66
67 5) **2021/22 DEER MONITORING AND REDUCTION PROGRAM REPORT**

68 Staff provided a summary for the Commission on the history of the deer population in Roseville and
69 prior reduction efforts. Roseville has monitored the deer population since 2004 via the Ramsey
70 County flyover survey. Due to weather during the winter of 2021/2022 Ramsey County was unable
71 to complete a flyover survey.

72
73 Roseville has collaborated with the United States Department of Agriculture (USDA), Department
74 of Natural Resources (DNR), and Ramsey County to help manage the deer population the last 5
75 Seasons. It was determined that the deer population needed to be managed in Roseville based on the
76 expert assessment of deer habitat in the community by the DNR (15–19 deer can be sustained in
77 Roseville based on the available wildlife habitat) and feedback from residents.

From: [REDACTED]
To: [RV Planning](#)
Subject: Brama project old hiway 8
Date: Tuesday, July 5, 2022 8:29:03 PM

Caution: This email originated outside our organization; please use caution.

Dear Mr.Groff,

I live at 2986 Troseth Rd.

I am very concerned about impact this project will have on our neighborhood.

1. I am very concerned about the water shed issue. Currently, there are homes that get water in their basements on a regular basis.

This has been going on for years and has not been resolved. The home owners were told(at their expense) the install sump pumps. That is a band-aid. This project directly impacts the water shed and more homes will be affected by water. This totally impacts the value and ability to sell their homes.

2. The 2nd Edison apartment building is close to completion. We have no idea the traffic impact that will have on the neighborhood.

The addition of twin homes will add even more congestion.

3. This small area of Roseville has multi unit housing, high density apartments, townhouses and smaller apartments. We have done our share to comply with diversity projected housing.

4. Light pollution will definitely be a huge issue. (I am impacted by the Edison apartments.)

5. The property size is why the owners bought these properties. It is what makes this neighborhood special. This project totally destroys the neighborhood.

6. I know at least 5 homeowners that will sell their homes if this project is approved.

That is certainly their choice, but they are being forced out of their neighborhood.

We watched 8 acres of "mature " forest be clear cut for the Edison project.

Trees will also be sacrificed for this project as well. Young trees do not have the same environmental impact that mature trees do and do not have the same affect on the water shed.

7. Finally and most importantly just because something "can" be done doesn't morally mean it should be done.

I am most definitely not in favor of this project.

Thank you for your attention to this issue.

Lindsay Cowles

Sent via the Samsung Galaxy S10, an AT&T 5G Evolution capable smartphone

From: [Angie Garcia](#)
To: [RV Planning](#); [Robert Willmus](#); [Dan Roe](#); [Jason Etten](#); [Wayne Groff](#); [Julie Strahan](#)
Subject: Upcoming proposal for July 6 meeting
Date: Monday, July 4, 2022 5:12:18 PM

Caution: This email originated outside our organization; please use caution.

Dear Sir or Madam,

I'm writing to you about an upcoming proposal in the Northwest corner of Roseville (Old Highway 8) proposed by Tom Brama.

Mr. Brama is wanting to turn two single family homes and combine the lots and create 3 twin homes and 1 single family home.

I am asking you to please, please, reject this proposal.

This will set a precedent for future sales of homes in the area and turn what was a quiet, family neighborhood into a loud, over-populated and dangerous part of Roseville. We already have drag races every weekend on Highway 88 and the ever-growing Edison apartment complex that will bring hundreds of more people. Sandcastle park has now become a growing concern for loud night time parties, drug deals and there have been homeless sleeping on the park benches overnight.

Mr. Brama's proposal will require a separate street to get to the homes from Old Hwy 8, which will require a street light add to that the lights from the additional homes, which will be shining right into their neighbors homes that have been here for over 40 years.

Mr. Brama held a call for the neighbors during which he mentioned that he is "just the developer" and cannot guarantee what will be built. How do we know that this will keep with the "character of Roseville" and not become some dumpy rental property?

We've already lost so many trees and green space with the Edison apt and that will also happen with this proposal. I know Mr. Brama is saying he will plant new trees but taking down trees that are over 50 years old will be a detriment to our fragile climate. The greenspace and trees are why we moved to this area.

Mr. Brama's proposal does not accurately account for the fact that Troseth Road floods almost yearly now. When this was brought up to him during the community call, he believed that the city of Roseville would need to be responsible for ensuring that didn't happen even though his changes will contribute to the problem.

Our neighborhood came to the city council once before, to voice our concerns over the Edison apartments, some of which are coming true (increase in loud parties at the park, increase in traffic, etc), please listen to us and know that we're trying to save what many call the "forgotten part of Roseville".

Please decline this proposal. I am sending this because I love this neighborhood, it's a true community and I'm trying to preserve the neighborhood where we raise our families.

I know that you need to think about the future of Roseville, but changes for the future should not be at the detriment of the present.

Thank you for your time.

Angie Garcia

From: noreply@civicplus.com
To: [*RVPlanningCommission](#)
Subject: Online Form Submittal: Contact Planning Commission
Date: Tuesday, July 5, 2022 11:10:31 AM

Caution: This email originated outside our organization; please use caution.

Contact Planning Commission

Please complete this online form and submit.

Subject: July 6 meeting

Contact Information

Name: Tom Brama

Address: 3009 Troseth Road

City: Roseville

State: MN

Zip: 55113

How would you prefer to be contacted?
Remember to fill in the corresponding contact information.

Email

Phone Number: 

Email Address: 

Please Share Your Comment, Question or Concern

I will be appearing before you tomorrow evening regarding our plat request for 2986 & 2994 Old Highway 8.

I would like to make you aware that several of my neighbors may appear and express their displeasure of the project by resorting to personal attacks on myself and other property that I or my family currently own in the immediate area. I will be restricting my comments to what is germane to the plat request and assure you that I will respect the Planning Commission and will not respond to anything that is not connected to my request.

Very truly,



REQUEST FOR PLANNING COMMISSION ACTION

Date: July 6, 2022
Item No.: 7A

Department Approval

Agenda Section

Janice Gundlach

Other Business

Item Description: Discuss phase two Zoning Code amendments

1 **BACKGROUND**

2 The legislative history leading up to the second phase of Zoning Code updates is as follows:

- 3 • November 8, 2021: City Council adopted an ordinance approving phase one amendments to
- 4 the Zoning Code to ensure compliance with the City’s 2040 Comprehensive Plan. The
- 5 Planning Commission held numerous meetings in 2021 reviewing these amendments and
- 6 forwarding a recommendation to the City Council.
- 7 • September 1, 2021: Planning Commission held a preliminary discussion to prioritize the
- 8 second phase of updates to the Zoning Code. At that time, consensus was built around two
- 9 topics: 1) shoreland and 2) sustainability.
- 10 • January 31, 2022: Planning Commission held a joint meeting with the City Council to
- 11 determine if Commission and Council interests were aligned regarding the second phase of
- 12 updates to the Zoning Code. That discussion revealed consensus to focus on updating the
- 13 City’s Shoreland Ordinance to comply with the DNR’s current model ordinance and to pursue
- 14 other Zoning Code amendments surrounding sustainability.
- 15 • February 28, 2022: City Council authorized additional budget to ensure phase two topics could
- 16 be fully examined.

17 On June 1, 2022, the Planning Commission began review of the phase two updates to the Zoning Code.
18 The Commission reviewed the DNR’s model ordinance and discussed proposed modifications to
19 accommodate the implementaiton of such rules in Roseville. HKGi and staff are working to address
20 the remaining items that requirie DNR input and to draft the new ordinance into Roseville’s Zoning
21 Code format. It is anticipated this draft will be available for discussion in August.

22 Also at the June 1, 2022 meeting, the Planning Commission was given a preliminary memo from
23 HKGi on sustainability topics, noting amendments will either take the form of a requirement or an
24 incentive. The focus of the July meeting will be to discuss requirements. Once the requirements have
25 been refined, the discussion will advance to incentives.

26 HKGi has provided the attached materials to help faciliate discussion. There are four topic areas that
27 relate to requirements, which include:

- 28 • Electric vehicle charging
- 29 • Solar
- 30 • Minimum tree requirements for multi-family
- 31 • Native landscaping

32 HKGi’s memo outlines research that was conducted regarding these four topic areas and
33 recommendations for either new code requirements (electric vehicles) and/or amendments to existing
34 language (solar, trees and native landscaping). Once the Commission has come to a consensus on
35 these four topic areas, staff will work to draft code amendment language for consideration at a future
36 meeting. It’s important to conclude on what requirements will be incorporated into the code before
37 moving on to incentives.

38 **STAFF RECOMMENDATION**

39 Provide feedback regarding the four identified areas for sustainability requirements.

40
41 Prepared by: Janice Gundlach, Community Development Director

42
43 Attachments: A: HKGi research & recommendations
44 B: Existing Roseville City Code sections relevant to discussion

Potential Sustainability Related Ordinance Requirements
HKGi Research
June 2022

As a follow-up to the Planning Commission's sustainability discussion at the May meeting, HKGi has researched four sustainability related topics for their potential to be added as requirements in the Zoning Ordinance:

1. Electric vehicle service equipment
2. Screening of solar energy systems
3. Minimum tree requirement for multi-family residential development
4. Drought-tolerant or native landscaping

1. ELECTRIC VEHICLE SERVICE EQUIPMENT

Current Roseville Zoning Code

No regulations

Research

Several cities in Minnesota are starting to incorporate electric vehicle service equipment (EVSE) installation requirements, standards, and/or incentives for large commercial, residential, or mixed-use development, including Minneapolis, St. Louis Park, Golden Valley, Bloomington, Richfield, St. Paul, Duluth, and Lakeville. A few of these cities require that new developments provide electric vehicle facilities while many are optional.

In June 2019, the Great Plains Institute developed the *Summary of Best Practices in Electric Vehicle Ordinances* guide for municipalities. The guide identifies 8 best practice categories including:

- A. Electric Vehicle Charging Station as Permitted Land Uses
- B. Electric Vehicle Make-Ready Standards
- C. Electric Vehicle Supply Equipment Standards
- D. Electric Vehicle Parking Space Design and Location
- E. Required EV Parking Capacity & Minimum Parking Requirements
- F. EV-Designated Parking Use Standards and Protections
- G. Signage, Safety, and other standards
- H. Definitions of Terms

The guide provides a summary of typical electric vehicle provisions for each BP category, including text examples from actual ordinances.

Other Cities' Approaches

St. Louis Park - In MN, St. Louis Park's electric vehicle ordinance is probably the most comprehensive and includes a minimum requirement for the quantity of EVSE facilities that must be provided by new developments. St. Louis Park's EVSE ordinance includes the following sections:

- A. Definitions
- B. Number of Required Electric Vehicle Charging Stations

Potential Sustainability Related Ordinance Requirements

HKGi Research

June 2022

- C. Reductions to EVSE Requirements - when the cost of installing EVSE required by this Chapter would exceed five percent of the total project cost, the property owner or applicant may request a reduction in the EVSE requirements and submit cost estimates for city consideration
 - D. Permitted Locations
 - E. General Requirements for Single-Family Residential Zoning Districts
 - F. General Requirements for Multi-Family Residential and Non-Residential Development Parking, including design standards, usage fees, and maintenance contact information
- St. Louis Park's EVSE ordinance is attached.

Minneapolis – The City amended its EVSE ordinance in spring 2022. From a March 10, 2022 Staff memo to the City Council regarding the proposed ordinance amendment - “Following further consultation about implementing and enforcing these [EVSE] regulations with the state building official, there is a concern that the recently adopted regulations constitute a conflict with the state building code standard that prevents municipalities from regulating building components and systems in a manner different from the state building code. To address this situation staff recommends shifting to a model that incentivizes rather than requires electric vehicle charging infrastructure. However, EV charging requirements for new and expanded surface parking lots are proposed, since those aspects of a development are not subject to building code requirements.”

Richfield – required minimum number of EV charging stations and EV-ready spaces for both residential (differs based on number of housing units) and non-residential (differs based on number of parking spaces).

Bloomington – for multi-family residential buildings, “1 space per 50 units must be equipped with a Charging Level 2 electric vehicle charger or higher.”

Lakeville – EVSE allowed as an accessory use but not required.

Golden Valley - recently modified its Planned Unit Development (PUD) ordinance to include amenity points for EVSE, and required a recent project to include EVSE as a condition of design approval.

Saint Paul – the City’s Sustainable Building Policy requires all new building or rehab projects receiving more than \$200,000 in public assistance to meet an approved sustainable building rating system; rating system (LEED, Minnesota B3) encourages or requires a set number or percentage of parking to have electric charging.

Duluth – part of the City’s Sustainability Points System, one option for new development to achieve the minimum number of points is “A minimum of 2% of required automobile parking spaces are signed and reserved for hybrid/electric/low energy vehicles in preferred locations near the primary building entrance.”

RECOMMENDATION

Recommend that the City establish an EVSE ordinance within the Zoning Code’s Parking and Loading Areas, Chapter 1019, that includes the following general requirements:

Potential Sustainability Related Ordinance Requirements

HKGi Research

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- A. Applicable to all new, expanded, or reconstructed parking lots or structures with XX or more parking spaces (staff suggests the Commission discuss either a 20 or 30 stall threshold)
- B. Multi-family residential uses
 - i. Minimum of 10% of required parking spaces shall provide electric vehicle charging stations (EVCSs)
 - ii. Minimum of an additional 20% of required parking spaces shall provide the electrical capacity necessary to accommodate the future hardwire installation of EVCSs (EV Ready)
- C. Non-residential uses
 - i. Minimum of 5% of required parking spaces shall provide electric vehicle charging stations (EVCSs)
 - ii. Minimum of an additional 10% of required parking spaces shall provide the electrical capacity necessary to accommodate the future hardwire installation of EVCSs (EV Ready)
- D. Equipment Design Standards
 - i. Equipment mounted on pedestals, lighting posts, bollards, or other devices shall be designed and located as to not impede pedestrian travel or create trip hazards on sidewalks
 - ii. Equipment shall not encroach into the required dimensions of the parking space

2. SCREENING OF SOLAR ENERGY SYSTEMS

Current Roseville Zoning Code

Solar Energy Systems Ordinance attached

Research

There are a lot of information resources around solar energy systems in MN and nationally, but minimal mention of screening. Usually, there are aesthetic requirements (where on a building the solar panel should be, what it should look like, etc). No precedents were found for cities requiring screening for solar energy systems.

A major solar energy information resource, SolSmart is a national recognition and technical assistance program for local governments, which is led by the Interstate Renewable Energy Council (IREC) and the International City/County Management Association (ICMA). The program’s mission is to “assist local governments across the U.S. to cut red tape and reduce the barriers to solar within their communities.” SolSmart has developed the *Solar Energy: SolSmart’s Toolkit for Local Governments* guidance manual. The City of Roseville received gold recognition from SolSmart in 2019.

The SolSmart toolkit includes the following guidance for aesthetic/screening concerns - “Aesthetic standards can be adapted to accommodate solar energy systems while meeting a

Potential Sustainability Related Ordinance Requirements
HKGi Research
June 2022

community's aesthetic goals. For example, many zoning codes require screening for rooftop mechanical equipment. However, screening on solar panels may cause shading, add new costs, and discourage new installations. An overall best practice is for communities to allow a solar energy system to be displayed openly and avoid onerous screening and aesthetic requirements. For aesthetic purposes, some communities require flush-mounted systems where PV modules must be mounted parallel to the plane of the roof. On pitched roofs, flush mounting is an effective way to alleviate structural concerns and visually integrate the system with the roof. However, requiring solar energy systems to be mounted flush with flat roofs can decrease efficiency. On flat roofs, an array tilt angle optimized for its latitude is generally preferred (see figure below). An exemption for solar energy systems on flat roofs will ensure systems may be optimized for maximum efficiency. Another common aesthetic concern is that PV modules will cause blinding glare or act like mirrors. However, PV modules use non-reflective glass, which is generally less reflective than windows."

It is unknown if implementation of new screening requirements would impact the city's existing gold recognition from Solsmart, but based on the toolkit guidance it is a possibility.

RECOMMENDATION

Recommend that the City should not add a screening requirement for solar energy systems.

3. MINIMUM TREE REQUIREMENT FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT

Current Roseville Zoning Code

Section 1011.03.A.3 Minimum Landscape Requirements attached

Minimum Landscape Requirements include:

- i. Multi-family residential dwellings shall require 1 canopy or evergreen tree per dwelling unit.

Research

Our research finds that basing the minimum tree requirement on the number of dwelling units is likely an outdated approach. Roseville's minimum tree requirement for non-residential uses is 1 canopy or evergreen tree per 1,000 square feet of gross building floor area. Based on our review of other cities' ordinances, basing the minimum tree requirement on a property's square footage of open space is more common and logical.

A Model Landscape Ordinance for a Municipal Zoning Code was developed for the MN GreenStep Cities Program in 2017. The model ordinance recommends the following:

- 1) Minimum Tree and Shrub Requirements: The landscape plan shall, at a minimum, provide at least the following required numbers of trees and shrubs.

Potential Sustainability Related Ordinance Requirements

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June 2022

- a) Two overstory trees per three thousand (3,000) square feet of the site not occupied by buildings.
- b) One ornamental tree per one thousand five hundred (1,500) square feet of the site not occupied by buildings.
- c) Two evergreen trees per three thousand (3,000) square feet of the site not occupied by buildings.
- d) One deciduous or evergreen shrub per one hundred (100) square feet of the site not occupied by buildings.

Other Cities' Approaches

Minneapolis

Site Plan Review – Chapter 530

ARTICLE IV. LANDSCAPING AND SCREENING

530.160. General landscaping and screening.

- 1) *Required landscaping.* Overall composition and location of landscaped areas shall complement the scale of the development and its surroundings. In general, larger, well-placed contiguous planting areas shall be preferred to smaller, disconnected areas. Not less than twenty (20) percent of the site not occupied by buildings including all required landscaped yards shall be landscaped as follows (for purposes of this provision, a canopy or service area canopy shall not be considered a building):
 - a) Not less than one (1) canopy tree for each five hundred (500) square feet, or fraction thereof.
 - b) Not less than one (1) shrub for each one hundred (100) square feet, or fraction thereof.
 - c) The remainder of the landscaped area shall be covered with turf grass, native grasses or other perennial flowering plants, vines, shrubs or trees.

Burnsville

Plant Diversity: In addition to the twenty five percent (25%) plant diversity requirement (see below), the landscape plan design shall, at a minimum, provide at least three (3) of the following required numbers of trees and shrubs:

- a. One overstory tree per three thousand (3,000) square feet of open area.
- b. One ornamental tree per one thousand five hundred (1,500) square feet of open space.
- c. One evergreen tree per three thousand (3,000) square feet of open area.
- d. One deciduous or evergreen shrub per one hundred (100) square feet of open

[Plant Diversity: To promote plant diversity for areas of a site where landscaping is proposed, no single variety of plants shall be allowed to constitute more than twenty five percent (25%) of the plant materials and the complement of plants used shall provide year round visual interest. The twenty five percent (25%) diversity provision shall not apply to sod, turf grass, hedges, or wetlands and lake buffers that are subject to other chapter standards in this title.]

Brooklyn Park

Potential Sustainability Related Ordinance Requirements
HKGi Research
June 2022

Plant diversity. No more than 25% of any trees planted shall come from the same family and 15% of the same species. In addition the landscape plan design shall, at a minimum, provide at least three of the following required numbers of trees and shrubs in addition to any trees and shrubs required for screening in § [152.375](#):

- a. One overstory tree per 3,000 square feet of open area.
- b. One ornamental tree per 1,500 square feet of open space.
- c. One evergreen tree per 3,000 square feet of open area, except on sites where security, pedestrian or traffic safety are a concern evergreens may be excluded or installed in a reduced number.
- d. One deciduous or evergreen shrub per 100 square feet of open area.

New Brighton

Minimum Landscaping Requirements for New Developments:

One canopy tree for every 1,000 square feet of building floor area or one canopy tree per 50 feet of site perimeter, whichever is greater.

Edina

Sec. 36-1438. - Minimum requirements.

All open areas of a lot which are not used and improved for required parking areas, drives or storage shall be landscaped with a combination of overstory trees, understory trees, shrubs, flowers and ground cover materials.

- 1) *Minimum number of overstory trees.* The number of overstory trees on the lot or tract shall be not less than the perimeter of the lot or tract as measured in feet divided by 40.
- 2) *Understory trees and shrubs.* In addition to the required number of overstory trees, a full complement of understory trees and shrubs shall be provided to complete a quality landscape treatment of the site.

RECOMMENDATION

Recommend that the City change the minimum tree requirement for multi-family residential dwellings to 1 canopy or evergreen tree per 1,000 square feet of open space area. The appropriate square footage requirement will be verified by the City Forester.

4. DROUGHT-TOLERANT OR NATIVE LANDSCAPING

Current Roseville Zoning Code

Relevant landscaping sections attached

Research

There are a lot of information resources around native plants/landscapes in MN, but have not found any cities that require provision of native plants/landscapes as part of their landscaping

Potential Sustainability Related Ordinance Requirements

HKGi Research

June 2022

regulations. The regulations are typically incorporated into City Code nuisance or weed chapters or as alternative landscaping options in the Zoning chapter.

Alternative landscaping options in Zoning Code, Landscaping Regulations – Roseville, St. Louis Park, New Brighton, others

“Alternative landscape options. The City encourages the use of special design features such as xeriscaping, raingardens/bioswales, rooftop gardens, native landscapes, integrated pedestrian facilities, and public art. To encourage the use of these special design features the city acknowledges a degree of flexibility may be necessary to adjust to unique situations. This subsection provides such flexibility and presents alternative ways to meet the standards set for in this section. The alternatives provided below are discretionary and are subject to approval of the Zoning Administrator, unless the development application requires approval by the City Council, in which case the City Council shall approve the alternative landscape plan.

Landscaping requirements may be modified if the proposal meets one or more of the following:

- 1) It is of exceptional design that includes amenities such as public art, public seating, an outdoor plaza, green rooftop, recreational benefit, and/or transit shelter.
- 2) It is deemed equivalent to the minimum requirements of this section and complies with the purpose and objectives of this section.
- 3) It will allow a site plan that is more consistent with the character of the area.
- 4) It will result in the retention of more existing significant trees.
- 5) It better accommodates or improves the existing physical conditions of the subject property.
- 6) The topography decreases or eliminates the need for visual screening.
- 7) It does not reduce the effect of required screening.
- 8) Efforts are made to create interest by providing a variety of colors and textures.”

Other Cities’ Approaches

Minneapolis – In the Nuisances chapter, the ordinance includes a section regarding *Right to install and maintain a managed natural landscape*

Bloomington – The City’s Weeds & Brush ordinance identifies exceptions which include native prairie and long grass areas; some requirements include occupying no more than 50% of the pervious surface area of the parcel, set back from property lines by at least five feet, and maintained at least once per year through mowing/burning (Zoning Code Chapter 10, Article VI)

Coon Rapids - Requirements for Native Plant Landscape Areas (Zoning Code Section 8-505)

Woodbury – Landscape and Lawn Care (Zoning Code Section 27-64)

Burnsville – Native Plantings Ordinance / Weeds & Growing Grass (Zoning Code Section 7-1-9)

Rochester – Tall Grass and Weed Regulation (Zoning Code Chapter 48)

Austin – Grass & Weeds on Private Property (Zoning Code Section 10.13)

RECOMMENDATION

Recommend minor additions to the existing landscaping standards in Section 1011.03.A.4:

Potential Sustainability Related Ordinance Requirements

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June 2022

- Add standard to the effect of “all landscaping materials shall be selected based on zone tolerance in accordance with the USDA Hardiness Zone Map”.
- Add standard to the effect of “no new landscaping shall contain plant materials that are listed the City’s invasive plant list”.

**Current Roseville City Code Sections
Background Information**

1011.10 SOLAR ENERGY SYSTEMS IN ALL DISTRICTS

Solar energy systems are allowed as accessory uses in all zoning classifications where structures of any sort are allowed.

Active solar energy systems shall be allowed as accessory uses in all zoning classifications where structures of any sort are allowed, subject to certain requirements as set forth below:

1. Height: Active solar systems must meet the following height requirements:
 - a. Building- or roof- mounted solar energy systems shall not exceed the maximum allowed building height in any zoning district. For purposes for height measurement, solar energy systems other than building-integrated systems shall be considered to be mechanical devices and are restricted consistent with other such mechanical devices.
 - b. Ground- or pole-mounted solar energy systems shall not exceed 15 feet in height when oriented at maximum tilt.
2. Setback: Active solar energy systems must meet the accessory structure setback for the zoning district and primary land use associated with the lot on which the system is located.
 - a. Roof-mounted Systems: Consistent with the required building setback, the collector surface and mounting devices for roof-mounted solar systems shall not extend beyond the exterior perimeter of the building on which the system is mounted or built. Exterior piping for solar hot water systems shall be allowed to extend beyond the perimeter of the building on a side yard exposure.
 - b. Ground-mounted Systems: Ground-mounted solar energy systems shall not extend into the required side- or rear-yard setback when oriented at minimum design tilt.
3. Visibility: Active solar energy systems shall be designed to blend into the architecture of the building or be screened from routine view from public rights-of- way other than alleys. The color of the solar collector is not required to be consistent with other roofing materials.
 - a. Building-integrated Photovoltaic Systems: Building-integrated photovoltaic systems shall be allowed regardless of visibility, provided the building component in which the system is integrated meets all required setback, land use, and performance standards for the district in which the building is located.
 - b. Solar Energy Systems with Mounting Devices: Roof- or ground-mount solar energy systems shall not be restricted if the system is not visible from the closest edge of any public right-of-way other than an alley. Roof-mounted systems that are visible from the nearest edge(s) of the street frontage right(s)-of-way shall be reviewed and approved

**Current Roseville City Code Sections
Background Information**

by Community Development staff to ensure the system meets the wind load standards for the roof and there are not major aesthetic impacts with the system to the surrounding properties.

- c. Coverage: Roof- or building- mounted systems, excluding building-integrated systems, shall not cover more than 80% of the south-facing or flat roof upon which the panels are mounted, and shall be set back from the roof edge by a minimum of 1 foot. The surface area of pole or ground mount systems shall not exceed half the building footprint of the principal structure.
- 4. Approved Components: Electric solar energy system components must have a UL listing.
- 5. Plan Approval Required: All solar energy systems shall require administrative plan approval by the Community Development Department.
 - a. Applications: Plan application for solar energy systems shall be accompanied by scaled horizontal and vertical (elevation) drawings. The drawings must show the location of the system on the building, or on the property for a ground-mount system, including the property lines.
 - b. Pitched-roof-mounted Systems; For all roof-mounted systems other than a flat roof the elevation drawings shall show the highest finished slope of the solar collector and the slope of the finished roof surface on which it is mounted.
 - c. Flat-roof-mounted Systems: For flat-roof applications a drawing shall be submitted showing the distance to the roof edge and any parapets on the building and shall identify the height of the building on the street frontage side, the shortest distance of the system from the street frontage edge of the building, and the highest finished height of the solar collector above the finished surface of the roof.
- 6. Plan Approvals: Applications that meet the design requirements of this policy shall be granted administrative approval by the Community Development Department and shall not require Planning Commission review. Plan approval does not indicate compliance with Building Code or Electric Code.
- 7. Compliance with Building Code: All active solar energy systems shall require building permits.
- 8. Compliance with State Electric Code: All photovoltaic systems shall comply with the Minnesota State Electric Code.

Utility Notification: No grid-intertie photovoltaic system shall be installed until evidence has been given to the Community Development Department that the owner has submitted notification to

Current Roseville City Code Sections Background Information

the utility company of the customer's intent to install an interconnected customer-owned generator. Off-grid systems are exempt from this requirement.

1011.03.A.3 MINIMUM LANDSCAPE REQUIREMENTS

- a. All open areas of a lot that are not used for buildings, parking or circulation areas, patios, or storage shall be landscaped with a combination of canopy trees, ornamental trees, evergreen trees, shrubs, flowers, sod, ground cover materials, and other site design features to ensure soil stabilization. This shall not apply to undisturbed areas retained in a natural state.
- b. All landscaping and site improvements shall be completed within 1 year after the certificate of occupancy has been issued.
- c. An underground sprinkler system shall be installed in all landscaped areas except areas to be preserved in a natural state or where all proposed plant materials are drought-tolerant. Where drought-tolerant plant materials are used, irrigation shall be required only for the 2-year period following the installation and may be accomplished using hoses, water trucks, or other nonpermanent means.
- d. Landscape plans shall be developed with an emphasis upon the boundary or perimeter of the subject site, to the immediate perimeter of the structure, parking areas, and along areas to be screened.
- e. The following minimum number of plant materials shall be provided:
 - i. One and two-family dwellings constructed after January 1, 2011 shall plant 1 tree per lot in the boulevard. The boulevard tree shall be of a species identified in the City of Roseville Street Tree Master Plan for streets and boulevards and shall be planted according to City requirements.
 - ii. Multi-family residential dwellings shall require 1 canopy or evergreen tree per dwelling unit.
 - iii. Non-Residential uses shall require the greater of:
 - 1 canopy or evergreen tree per 1,000 square feet of gross building floor area; or
 - 1 canopy or evergreen tree per 50 lineal feet of site perimeter;
 - iv. Up to 25% of the required number of canopy or evergreen trees may be substituted with ornamental trees at a ratio of 2 ornamental trees to 1 canopy or evergreen tree.
 - v. Except for one- and two-family dwellings, shrubs shall be required at the greater of the following:
 - 6 shrubs per 1,000 square feet of gross building floor area; or
 - 6 shrubs per 50 lineal feet of site perimeter.
 - vi. In a mixed-use building or development, each use shall be calculated separately to determine minimum landscape requirements.
- f. The City encourages the use of native plant materials that provide interest and color in the winter.

Current Roseville City Code Sections Background Information

1011.03 LANDSCAPING AND SCREENING IN ALL DISTRICTS

[Sec. 1011.03.A.3.c] An underground sprinkler system shall be installed in all landscaped areas except areas to be preserved in a natural state or where all proposed plant materials are **drought-tolerant**. Where **drought-tolerant plant materials** are used, irrigation shall be required only for the 2-year period following the installation and may be accomplished using hoses, water trucks, or other nonpermanent means. **(Incentive for installing drought-tolerant plant materials)**

[Sec. 1011.03.A.3.f] The City encourages the use of **native plant materials** that provide interest and color in the winter. **(Incentive for installing native plant materials)**

[Sec. 1011.03.A.6] Alternative Landscape Options: The City encourages the use of special design features such as **xeriscaping, raingardens/bioswales, rooftop gardens, native landscapes**, integrated pedestrian facilities, and public art. To encourage the use of these special design features the city acknowledges a degree of flexibility may be necessary to adjust to unique situations. This subsection provides such flexibility and presents alternative ways to meet the standards set for in this section. The alternatives provided below are discretionary and are subject to approval of the Community Development Department, unless the development application requires approval by the City Council, in which case the City Council shall approve the alternative landscape plan. Landscape requirements may be modified if the proposal meets any of the following:

- a. It is of exceptional design that includes amenities such as public art, public seating, an outdoor plaza, **green rooftop**, recreational benefit, and/or transit shelter.
- b. It is deemed equivalent to the minimum requirements of this Section and complies with the purpose and objectives of this Section.
- c. It will allow a site plan that is more consistent with the character of the area.
- d. It will result in the retention of more existing significant trees.
- e. It better accommodates or improves the existing physical conditions of the subject property.
- f. The topography decreases or eliminates the need for visual screening.
- g. It does not reduce the effect of required screening.
- h. Efforts are made to create interest by providing a variety of colors and textures.

[Sec. 1011.03.D] All perimeter and interior landscaped areas in parking lots shall be equipped with a permanent irrigation system, unless **drought-tolerant plant materials** are used exclusively. Where **drought-tolerant plant materials** are used, irrigation shall be required only for the two-year period following plant installation and may be accomplished using hoses, water trucks, or other nonpermanent means. **(Incentive for installing drought-tolerant plant materials)**

Current Roseville City Code Sections Background Information

407.02 NUISANCES AFFECTING PUBLIC COMFORT OR REPOSE

Section k

Weeds and Vegetation: All noxious weeds in all locations. Also, turf grasses, nuisance weeds and rank vegetative growth not maintained at a height of eight inches or less in locations closer than 40 feet from:

1. An occupied principal structure;
2. Any property line with an occupied structure on abutting property; or
3. A public road pavement edge.

This shall not apply to:

1. **Natural areas**, public open space or park lands, as determined by the city forester or naturalist designated by the city manager.
2. **Yard areas with natural landscaping that follow the City policy for natural landscaping.**

City Policy for “natural landscaping” (as determined by the PARKS DEPARTMENT)

Specifications for natural landscaping include:

- Property can have no more than 50% natural landscaping
- A minimum of (3) three feet of turf grass shall be established and maintained along the edge of the property where a naturalized landscape abuts turf grass areas on an adjoining property in order to provide a transition zone between the two types of plant communities
- No area shall violate the sight distance standards established in the City Code
- No area of the yard shall have any noxious weeds or any prohibited tree species as defined in the City Code
- No area of turf grass shall exceed the maximum heights allowed by City Code (8 inches or less)



Sustainability Related Ordinance Updates

**Planning Commission Meeting
July 6, 2022**

Sustainability Related Requirements to Consider

- Electric vehicle service equipment
- Screening of solar energy systems
- Minimum tree requirement for multi-family residential development
- Drought-tolerant or native landscaping



Electric Vehicle Service Equipment - Recommendation

Recommend the City establish an EVSE ordinance in the Zoning Code

- A. Applicable to all new, expanded, or reconstructed parking lots or structures with XX or more parking spaces (staff suggests the Commission discuss either a 20 or 30 stall threshold)

Electric Vehicle Service Equipment - Recommendation

B. Multi-family residential uses

- i. Minimum of 10% of required parking spaces shall provide electric vehicle charging stations (EVCSs)
- ii. Minimum of an additional 20% of required parking spaces shall provide the electrical capacity necessary to accommodate the future hardwire installation of EVCSs (EV Ready)

Electric Vehicle Service Equipment - Recommendation

C. Non-residential uses

- i. Minimum of 5% of required parking spaces shall provide electric vehicle charging stations (EVCSs)
- ii. Minimum of an additional 10% of required parking spaces shall provide the electrical capacity necessary to accommodate the future hardwire installation of EVCSs (EV Ready)

Electric Vehicle Service Equipment - Recommendation

D. Equipment Design Standards (*Examples*)

- i. Equipment mounted on pedestals, lighting posts, bollards, or other devices shall be designed and located as to not impede pedestrian travel or create trip hazards on sidewalks
- ii. Equipment shall not encroach into the required dimensions of the parking space

EVSE Ordinance Examples – St. Louis Park

- A. Definitions
- B. Number of Required Electric Vehicle Charging Stations
- C. Reductions to EVSE Requirements - when the cost of installing EVSE required by this Chapter would exceed five percent of the total project cost, the property owner or applicant may request a reduction in the EVSE requirements and submit cost estimates for city consideration
- D. Permitted Locations
- E. General Requirements for Single-Family Residential Zoning Districts
- F. General Requirements for Multi-Family Residential and Non-Residential Development Parking

EVSE Ordinance Examples – Other Minnesota Cities

- Minneapolis
- Richfield
- Bloomington
- Lakeville
- Golden Valley
- St. Paul
- Duluth



Screening of Solar Energy Systems - Recommendation

Recommend the City NOT add a screening requirement

- National and MN solar information resources do not recommend screening
- No screening precedents found in other cities
- SolSmart toolkit guidance – screening of solar energy systems may cause shading, add new costs, and discourage new installations

Screening of Solar Energy Systems – Roseville Requirements

- Solar energy system allowed as an accessory use
- Maximum height and minimum setback (rear and side) requirements for solar energy systems
- Maximum coverage and size requirements

Screening of Solar Energy Systems – Roseville Requirements

- Visibility...shall be designed to blend into the architecture of the building or be screened from routine view from public rights-of-way other than alleys
- Roof-mounted systems that are visible from the nearest edge(s) of the street frontage right(s)-of-way shall be reviewed and approved by Community Development staff to ensure the system meets the wind load standards for the roof and there are not major aesthetic impacts with the system to the surrounding properties

Screening of Solar Energy Systems – Aesthetic Concerns

- Could require flush-mounted systems on pitched roofs
- Allow an exemption to flush-mounted systems on flat roofs
- PV modules use non-reflective glass, which is generally less reflective than windows

Minimum Tree Requirement for Multi-family Residential Development - Recommendation

Recommend the City change the minimum tree requirement for multi-family residential dwellings to 1 canopy or evergreen tree per 1,000 square feet of open space area. The appropriate square footage requirement will be verified by the City Forester.

Minimum Tree Requirement for Multi-family Residential Development – Roseville Requirement

- ***Multi-family residential dwellings shall require 1 canopy or evergreen tree per dwelling unit.***
- Non-Residential uses shall require the greater of:
 - 1 canopy or evergreen tree per 1,000 square feet of gross building floor area; or
 - 1 canopy or evergreen tree per 50 lineal feet of site perimeter;

Minimum Tree Requirement for Multi-family Residential Development – Best Practices

Model Landscape Ordinance developed for the MN GreenStep Cities Program (2017)

1. Minimum Tree and Shrub Requirements: The landscape plan shall, at a minimum, provide at least the following required numbers of trees and shrubs.
 - a. Two overstory trees per 3,000 square feet of the site not occupied by buildings.
 - b. One ornamental tree per 1,500 square feet of the site not occupied by buildings.
 - c. Two evergreen trees per 3,000 square feet of the site not occupied by buildings.
 - d. One deciduous or evergreen shrub per 100 square feet of the site not occupied by buildings.

Minimum Tree Requirement Ordinance Examples – Other Minnesota Cities

- Minneapolis – 1 tree/500 sf
- Burnsville (aligns with Model Landscape Ordinance) – 1 tree/1,500 sf
- Brooklyn Park (aligns with Model Landscape Ordinance) – 1 tree/1,500 sf
- New Brighton - 1 tree/1,000 sf of building floor area or on 1 tree/50 feet of site perimeter, whichever is greater
- Edina - number of overstory trees on the lot or tract shall be not less than the perimeter of the lot or tract as measured in feet divided by 40

Drought-tolerant or Native Landscaping - Recommendation

Recommend the City consider minor additions to the existing landscaping standards

- Add standard to the effect of “all landscaping materials shall be selected based on zone tolerance in accordance with the USDA Hardiness Zone Map”.
- Add standard to the effect of “no new landscaping shall contain plant materials that are listed the City’s invasive plant list”.

Drought-tolerant or Native Landscaping - Findings

- No precedents for requiring native plants/landscaping found in other cities
- Native plants/landscaping typically addressed in City Codes' nuisance/weed chapters
- Alternative landscaping options – Roseville, St. Louis Park, New Brighton, others

Drought-tolerant or Native Landscaping Examples – Other Minnesota Cities

- Minneapolis
- Bloomington
- Coon Rapids
- Woodbury
- Burnsville
- Rochester
- Austin



Planning Commission Input

- Are there additional issues that should be researched for any of these sustainability topics?
- Do you support each of these recommendations in general?
- Any suggested changes to the recommendations?

Next Steps

- Refine and develop specific amendments to the Zoning Code
- Research, recommendations, and discussion of potential sustainability incentives and approaches

