



incorporated 10-12 Best Practices already, so it is most likely at Step #2.

Mr. Terry asked how much work this will be for City staff. Ms. Winter said she believes this program is doable and would like to implement it. She would also like to implement it into site plan reviews or development reviews. The Greenstep Cities program can be an addition to the City’s Comp Plan.

Mr. Terry stated he is not sure this program applies to East Bethel nor does he think it applies to what is occurring in East Bethel. It was stated that this program is for residents and cities alike. Ms. Winter noted that City Council asked this item to come back before the Planning Commission for more information. Mr. Cornicelli said he sees the merit of this program in the long run. Mr. Balfany agreed with Mr. Cornicelli’s statement. Chair Plaisance thought this could be used as a tool to make decisions and as an opportunity to connect with other cities. Mr. Terry said there are a number of items/practices on the checklist which will have to be adopted which means more work; he doesn’t see the need for this program at this time.

**Mr. Balfany moved and Mr. Cornicelli seconded to recommend to the City Council that the City of East Bethel participate in the Greenstep Program.**

Mr. Terry said it makes sense for infrastructure and industries, and largely paved areas to have this program in place, but not East Bethel. Mr. Balfany said he is looking at growth – this is a good practice to have in place prior to growth. Chair Plaisance noted that the City decides how to and what to implement.

**Motion carried 5-1.**

5. Viking Preserve, Preliminary Plat/Public Hearing

Revised Preliminary Plat Viking Preserve Planned Unit Development, Zoning R1, R2, and CC.  
 Developer: Shaw Trucking  
 Location: Southern Boundary – Viking Blvd NE (CSAH 22), Western Boundary – Jackson St., Northern Boundary - Taylor St./City owned property, Eastern Boundary – private property  
 Proposal: 48 single family lots in a Planned Unit Development  
 Zoning: R1 (single family), R2 (one and two family), and CC (City Center)

The Preliminary Plat for Viking Preserve, a single family residential Planned Unit Development was originally approved by the City Council on December 4, 2013. Since that time there have been modifications to the Plat due to comments received from the Army Corps of Engineers regarding wetland modification and other outside agencies. On March 25, 2014, the Planning Commission did review a Revised Preliminary plat and recommended approval to the City Council. The City has met with the Developer several times and the Developer has never formally requested that the Final Plat be approved. The City Council did however approve a Memorandum of Understanding with the Developer on April 1, 2015 and that MOU allowed the Developer to complete grading and lot correction for the eventual Viking Preserve plat. The Developer is now interested in proceeding forth with the REVISED Preliminary Plat for Viking Preserve. Due to the lag time, a new public hearing is required for this development. As indicated as part of the review process several outside agencies

submit their comments and the City works with the Developer to incorporate those changes into the Final Plat and as part of the Developers Agreement. Any permits that are required from outside agencies, such as stormwater permitting, access permits, etc. are the responsibility of the Developer. Based on previous comments, the proposed Plat has been revised as follows:

- This layout provides 48 single family lots. Original project had 60 lots.
- Developer is proposing to stop the street construction for Taylor Street just beyond our intersection with 193rd Lane. This greatly reduces their wetland issue, as we believe we can fall under 1/2 acre of impact. Developer no longer proposing any future homes beyond the proposed Lot 25, so public access will not be necessary.
- There may be space to create a small berm along the south side of Block 1 along Viking Boulevard, otherwise buffer to Viking Boulevard will be 193rd Lane and future plantings.
- Proposed ponding areas are indicated.
- Developer will continue to provide Outlot C as a buffer and recognize the need to preserve existing trees.
- Developer proposing to dedicate the additional 15 feet of right of way, to satisfy Anoka County Highway Department.
- Sidewalks and trail planned in the development
- Park dedication fee will be required

Preliminary Plat maps were reviewed. This development will be connected to city sewer and water. The wetlands on the east side of the property have been addressed and the developer will provide a tree preservation plan; developer's plan is to save as many trees as possible.

Public Hearing opened at 7:39 pm.

Nick Karpen, 19523 Jackson Street NE, East Bethel voiced the following questions/concerns: He lives next to Outlot C and asked what the use will be for that outlot. He has a large oak tree that hangs over lot #15 and is concerned that the developer may cut down the overhanging part. There has been excessive vibration, noise, and dust during the grading process. His concern is that this will be continuous during construction and asked what the hours are for construction. The property is zoned R2 so will only single family homes be built and at what price point?

Public Hearing closed at 7:42 pm.

Don Shaw, 18530 Buchanan Street NE, East Bethel stated Outlot C will be used for a stormwater pond. The oak tree is far enough away from any construction and will be a part of the tree preservations plan. This is a planned unit development of single family homes. Mr. Shaw is not sure of the price point of the homes, but guesstimates round \$250,000-\$350,000. He plans to sell the lots to two different builders.

Ms. Winter stated that the City follows the MPCA code for construction times, which is 7 am – 10 pm. The developer does have to abide by the stipulations

regarding dust, noise, sedimentation, etc. according to the Developers Agreement.

**Mr. Holmes moved and Mr. Terry seconded to recommend approval of the Preliminary Plat subject to the following: 1) City Engineer approval, 2) Anoka County highway department approval, 3) Approval of all requirements as outlined in Chapter 66 – Subdivisions. Motion carried.**

6. Prairie Ridge Estates, Final Plat

Background Information:

|                  |                                      |
|------------------|--------------------------------------|
| Fee Owner:       | Property Location:                   |
| George J Roberts | 033323220001                         |
| 3626 Roble Court | Corner of Bataan St and 229th Ave NE |
| Eldorado CA      |                                      |

Applicant:  
 Carrington Development LLC  
 Steve Strandlund  
 P O Box 169  
 Cedar MN 55011

At the regular Planning Commission meeting on July 26, 2016 and at the regular City Council meeting on August 17, 2016 the Preliminary Plat for Prairie Ridge Estates was approved. Before the Planning Commission is the Final Plat of Prairie Ridge.

All comments from City Staff, City Engineer and outside agencies have been received.

- Anoka County Highway Department sent a letter and have requested additional right of way dedication. That right of way dedication was indicated on the Preliminary Plat and is shown on the Final plat.
- Per the Park Board recommendation and as acted on by the City Council, the Developer will be required to put in a trail along Bataan St NE.
- All required documents as outlined in our Subdivision Ordinance Chapter 66 have been submitted and revised per Staff and City Engineer recommendations.

The City will pick up the additional cost for having the trail completed across existing lots next to this subdivision. Maps showing where and how the trails will connect from Booster Park to this development were viewed.

**Mr. Cornicelli moved and Mr. Balfany seconded to recommend Final Plat approval to the City Council for the proposed subdivision with the following conditions: 1. All comments from the City Engineer, City Attorney, and City Staff need to be addressed, 2. Trail to be dedicated and improved per comprehensive trail plan, and 3. Developer enter into a Developer’s Agreement with the City.** Mr. Holmes asked if residents were notified of the other trail portions. That question was not addressed, as it was not pertinent to this agenda item. **Motion carried.**

7. Ordinance Consideration This is for discussion regarding putting an ordinance in place to restrict the residency of convicted sex offenders.

Repeat predatory offenders present an extreme threat to the public safety of a community as a whole, and especially to children. Some communities have adopted Ordinances limiting where convicted sex offenders can live in an effort to further protect the safety and welfare of community residents. Attached are examples from Anoka and Andover who have recently adopted such ordinances. An article from the Association for the Treatment of Sexual Abusers (ATSA) that discusses in depth such laws was provided to Commission members.

The cities of Anoka, Andover, and St. Francis have all passed ordinances related to the residency of convicted sex offenders. The ordinance can't prevent someone from moving into the community, however, it can limit how close they can live to certain establishments, businesses, churches, parks, etc.

City staff was asked to put together an ordinance related to residency of convicted sex offenders and bring it back to the Planning Commission for a public hearing and review, and to provide a map showing what areas in East Bethel will be impacted by such an ordinance. Staff was also asked to have an Anoka County detective give a presentation on this topic at a future Planning Commission meeting.

8. City Council Report

City Council liaison, Tim Harrington reported the following:

- The new East Bethel Royalty was introduced to the City Council.
- WSB & Assoc. was hired to assist with the Comp Plan.
- A MASC grant has been applied for to purchase a new electrical Zamboni. No taxpayer money will be used toward this purchase.
- On October 6th, the Fire Department will have an Open House from 5-8:00 pm.
- City Council passed a Resolution proclaiming Constitution Week – Sept. 17<sup>th</sup>-23<sup>rd</sup>
- Fall recycling day will be September 17<sup>th</sup> at the East Bethel Ice Arena.

9. Other Business

Ms. Winter noted that WSB & Assoc. also provides GIS for the City of East Bethel, and that the My Sidewalk application will help with Comp Plan updates.

10. Adjournment **Mr. Balfany moved and Mr. Holmes seconded to adjourn at 8:07 pm. Motion carried.**

Respectfully submitted,

Gail Gessner, Recording Secretary  
Submitted 8/27/16