

MINUTES
AUSTIN CITY PLANNING COMMISSION
TUESDAY, May 15th, 2007
5:30 P.M.
AUSTIN CITY COUNCIL CHAMBERS

MEMBERS PRESENT: Tony Bennett, Shawn Martin, Lynn Spainhower, Jim Mino, Suzanne McCarthy and Elizabeth Bankes

MEMBERS ABSENT: Kathy Stutzman, Glen Mair and Rich Bergstrom

OTHERS PRESENT: Craig Hoium, Craig Byram, Council Member Dick Pacholl, Council Member Jeff Austin, Council Member John Martin and public

The meeting was called to order by Commission Member Spainhower at 5:53 P.M.

Commission Member McCarthy made a motion to approve the April 10, 2007 Planning Commission minutes as written, seconded by Commission Member Martin. Motion passed unanimously.

OPEN PUBLIC HEARING: To consider a request from Muskie Realty/Midwest, 315 4th Ave SE, Austin, MN, for preliminary plat review of property to be known as Murphy Creek Meadows Addition. This proposed subdivision would accommodate the 18-unit twin home within an "R-1" Single-Family Residence District. The proposed development would be located within the 1100 and 1200 blocks of 24th Ave NW. Said action is pursuant to City Code Chapter 13.

Craig Hoium reviewed the request stating the proposed plat is on approximately six acres. A Conditional Use Permit for this project was approved by the Planning Commission on April 10, 2007 with one of the conditions requiring that the site is platted. All of the required development standards from Section 11.30 have been met. Mr. Hoium also reviewed the public and private improvements to be associated with this plat. There were seventeen additional recommended conditions of approval that Mr. Hoium read. A graphic of the proposed plat was shown. This public hearing was publicized and mailings went out to adjacent property owners with no response for or against the request.

Commission Member Mino made a motion to recommend approval of this preliminary plat with the following recommended conditions:

- 1) All easements shall be entered into the plat per the Austin Utilities request
- 2) Developer must acquire all easements outside the plat which are necessary for the extension of utilities to the plat
- 3) Provide street lighting to meet the approval of the City of Austin Engineer

- 4) Obtain approval from City of Austin Engineering, Mower County Soil Water Conservation Office and Planning Department for storm water runoff management plan
- 5) Park dedication requirements to be stipulated by the City Council and Director of Park and Recreation
- 6) Enter into Developer's Agreement with the City of Austin addressing all aspects of this proposed development and the responsibilities thereof
- 7) Design of all infrastructure within development shall meet the approval of the City of Austin Engineer and Austin Utilities (Detailed civil plans shall be provided to both these City departments)
- 8) Developer shall obtain petitions approved by the Austin Utilities relating to the placement of municipal water, gas and electric utilities and the cost thereof
- 9) Obtain water main easement through Bustad/Plehal property
- 10) Provide Association agreement for City staff review
- 11) Clarify ownership of outlot within Judicial Ditch 26
- 12) Obtain approval for site development storm water discharge into J.D. 26
- 13) Provide easement for storm sewer main running from the extension of 24th Ave NW and the storm pond
- 14) Clarify ownership of newly developed pedestrian trail
- 15) Obtain MPCA approvals for erosion control measures and sanitary sewer extension permit
- 16) Verify accuracy of wetland determination
- 17) Provide road and pedestrian trail detail

, seconded by Commission Member Bankes. Motion passed unanimously.

OTHER BUSINESS:

Mr. Hoium had a print out for each of the Planning Commission Members of the number of permits and construction valuations for fourteen cities south of Minneapolis/St. Paul. Besides Mankato and Rochester, Austin had the 3rd highest construction value for this past year. These numbers are encouraging for the progressive growth of Austin.

ADJOURN:

Commission Member McCarthy made a motion to adjourn the Planning Commission Meeting at 6:08 P.M., seconded by Commission Member Mino. Motion passed unanimously.