

LILYDALE CITY COUNCIL SPECIAL MEETING
March 16, 2022

Present - Mayor Warren Peterson and Councilmembers John Diehl, Lyle Hanzal, Bill Kleinman and Anita Pampusch; Mary Schultz, City Clerk and Kathy Mutch, administrative assistant.

Also Present – Bridget Nason, city attorney; Phil Carlson, Stantec, and Jennifer Koehler, Barr Engineering.

Agenda – **Moved by Councilmember Hanzal and seconded by Councilmember Kleinman to approve the agenda, as presented. Motion carried 5-0.**

Public Hearing – Mayor Peterson opened the Public Hearing on Bigos Management, Inc.’s Applications for Final PUD/Final PUD Development Plan for a Planned Unit Development (PUD); Site Plan; Rezoning (map/text amendment); Preliminary Plat; and other approvals for the Lilydale River Bluffs project located on the property addressed at 797-871 Sibley Memorial Highway, City of Lilydale, Dakota County, and identified by Parcel Ids: 24-01400-78-010 and 24-01400-79-010.

Phil Carlson, senior planner with Stantec summarized the application for the final PUD plan. The layout and design are almost identical as to what has been seen previously by the Planning Commission and City Council. Bigos Management proposes a multi-family housing project on two parcels comprising the River Bluffs Center site at 797-891 Sibley Memorial Hwy. as a Planned Unit Development (PUD).

He noted the Planning Commission approved the multi-family 126 unit apartment building and 11 condominiums. A change from three units totaling nine townhouses is now one four story building with 11 condominium units for sale.

The city attorney and city engineer recommend approval of rezoning as the project meets the criteria for approval of a PUD.

Public Comments – David Ayers, owner of an office/condo across the street from the development expressed his concerns: impact of blasting, parking and the need for a coffee shop/sandwich shop in the area.

Neil Reardon from Bigos assured Mr. Ayers there would be no dynamite used. There will be some excavation and scraping of limestone, skimmed and trenched for utilities. There are 23 surface parking stalls for visitors, 181 enclosed parking for staff and to accommodate the 126 units. The condos will have dedicated parking, two stalls per unit on the first floor of the building. Commercial development was not financially feasible for the site and would typically generate additional traffic. There will be amenities for residents on the site.

Mr. Carlson acknowledged it was the city’s wish to have mixed use development; however, after careful consideration, is convinced with this project it was not feasible.

Mayor Peterson asked for comments. No other comments were made.

Mayor Peterson closed the public hearing at 4:45 p.m.

Resolution 2022-06 Approval Application for PUD Final Development Plan – Moved by Councilmember Diehl and seconded by Councilmember Pampusch to approve Resolution 2022-06, Approving Application for PUD Final Development Plan approval, Site Plan Approval, Preliminary Plat, and Rezoning (Text/Map Amendment) for Property Located at 797-813 and 815-71 Sibley Memorial Highway. Motion carried 5-0.

Ordinance 2022-01 Amending Lilydale City Code – Moved by Councilmember Hanzal and seconded by Councilmember Kleinman to approve amending Lilydale City Code Chapter 9, Section 904-07 Related to Planned Unit District to Add Subdivision 19 Creating PUD District No. 17. Motion carried 5-0.

Councilmember Diehl stated from a perspective of one of the people involved all along, almost every time members of the public and each body (city council and planning commission), met on this development, a desire for a coffee/pastry shop was conveyed. This is the third development that has come forward for approval. Every realtor has indicated the site is difficult and it was not feasible for commercial use.

Adjournment – Moved by Councilmember Hanzal and seconded by Councilmember Pampusch to adjourn. Motion carried 5-0. The meeting adjourned at 4:54 p.m.

Respectfully submitted:

Final copy reviewed by:

Mary Schultz, City Clerk

Warren Peterson, Mayor

Date