CITY OF NORTH ST. PAUL PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, JANUARY 2nd, 2020
6:15 PM
North St. Paul City Hall – Council Chambers
2400 Margaret Street

I. CALL TO ORDER

II. ROLL CALL

COMMISSION
Elaine Barton, Commission Chair
Michael Stahlmann, Commissioner
Tom Sonnek, Commission City Council Liaison
Chris Bathurst, Commissioner
Rick Gelbmann, Commissioner
Trisha Hamm, Commission Vice-Chair
Allan Worm, Commissioner

STAFF
Erin Perdu, Planning Consultant
Olivia Boerschinger, Planning Secretary

III. ADOPT AGENDA

IV. APPROVAL OF MINUTES

V. MEETING OPEN TO THE PUBLIC
   Note: This is a courtesy extended to persons wishing to address the Commission concerning issues that are not on the agenda. This discussion will be limited to 15 minutes.

VI. PUBLIC HEARING
   A. Final Plat – 2nd Addition of McKnight Townhomes

VII. OLD BUSINESS

VIII. COMMISSION BUSINESS ACTION ITEMS & RECOMMENDATIONS
   A. Rezoning, Major Subdivision, and Planned Unit Development - 2242 7th St. N.– concept plan only

IX. REPORTS FROM STAFF
   A. 2020 Goals Discussion

X. REPORTS FROM COMMISSIONERS
   A. Update from City Council Liaison

XI. ADJOURNMENT

The next regularly scheduled Planning Commission Meeting is Thursday, February 6th, 2020 at 6:15 p.m.
I. CALL TO ORDER

Chair Barton called the meeting to order at 6:15 p.m.

II. ROLL CALL

COMMISSION
Elaine Barton, Commission Chair
Michael Stahlmann, Commissioner
Tom Sonnek, Commission City Council Liaison
Chris Bathurst, Commissioner
Rick Gelbmann, Commissioner
Trisha Hamm, Commission Vice Chair
John Wahl, Commissioner
Allan Worm, Commissioner

ABSENT AND EXCUSED

STAFF
Erin Perdu, City Planner
Olivia Boerschinger, Planning Secretary

III. ADOPT AGENDA

Chair Barton requested that Agenda Item 8 be moved to Agenda Item 7.

Motion to adopt agenda by Commissioner Stahlmann, and seconded by Commissioner Wahl, with all present voting aye (6-0). Motion carried to adopt the December 5, 2019 Agenda as amended.

IV. APPROVAL OF MINUTES

Motion to approve Minutes by Commissioner Wahl, and seconded by Commissioner Worm, with all present voting aye (6-0). Motion carried to approve the November 7, 2019 regular meeting minutes as submitted.

V. MEETING OPEN TO THE PUBLIC

There were no comments.
VI. PUBLIC HEARINGS

a. Rezoning, Major Subdivision, and Planned Unit Development – 2242 7th Street N

City Planner Erin Perdu reviewed the Comprehensive Plan process, which is different from the Zoning Ordinance. The Comprehensive Plan is updated once every 10 years, looking 20 years into the future. She noted that process has just been concluded and will be referenced in the Staff Report on this agenda item.

Ms. Perdu reviewed three applications for townhomes at 2242 7th Street N: a subdivision to create new lots; rezoning from R-1 Single Family to R-2 Mixed Residential, and a Planned Unit Development (PUD). Planned Unit Developments allow flexibility from zoning regulations to allow for creative development that is more in line with the Comprehensive Plan than what the rules of the underlying zoning will allow.

Ms. Perdu stated the four parcels have frontage on 7th Street N and 6th Street, and the lot is heavily wooded, and located across from the Urban Ecology Center. The total size of the lot is 4.23 acres. The City’s 2040 Comprehensive Plan identifies this area as one may have a changing land use in the future, to medium density residential zoning to meet the increasing demands for types of housing that are missing in North St Paul.

Ms. Perdu stated the proposal is for 6 duplex units and 2 four-unit buildings, a 22-foot wide private drive with access from 7th Street, and 3 new lots for single family homes on 6th Street. These single-family homes are another reason that the PUD is being proposed. The overall proposed density is 6.5 dwelling units per acre, which meets the zoning ordinance standards. A homeowner’s association would take care of lawn maintenance and snow removal and each lot would be owner-occupied.

Ms. Perdu stated a deviation is being requested related to front yard surface, of which there is a limit of 40%, and the townhomes range from 50-60%. She added the front yards are small, there are shared driveways on the parcels, and they are a little wider than normal to accommodate guest parking.

Ms. Perdu stated the townhome lots have a higher lot coverage than what is required, with narrow lots and driveways spanning the front yard. Overall requirements are met.

City Council Liaison Sonnek asked whether the single-family homes must be included in lot coverage calculations, and whether they fit current R-1 standards. Ms. Perdu stated the percentage for the town homes ranges from 42-73% depending upon the side of the street, with an average of 50%.

Chair Barton asked how wide the driveways would be as that dimension is not listed on the plan. Ms. Perdu stated the driveways are shared, and they would be right on the lot line. She added
they comply with front yard surface requirements. She noted the footprints in the Block 2
development are larger than Block 1. She agreed to provide some calculations.

Ms. Perdu stated there is 500 square feet of open space per townhome due to a greater setback on
the south side. The City Engineer has included several comments and revisions, including
proposed onsite stormwater retention to prevent runoff onto surrounding properties. All utilities
will be required to be located underground.

Ms. Perdu stated, in terms of landscaping requirements for the townhomes, the applicant will be
required to plant 23 trees, as there will be significant tree removals on this site. City Staff have
asked for information regarding specific tree removals, although there is no ordinance
requirement for tree replacement. Details on grading plans and building placement would be
required, as well as which significant trees can be saved. Ms. Perdu stated the owner agrees that
the goal is to save as many trees as possible.

Ms. Perdu stated the City Engineer and Fire Chief have reviewed the plan, including the
turnaround at the end of the driveway, access via the private road, shared driveways and attached
garages. The Fire Chief has indicated the plan meets standards, and the City Engineer has
provided additional comments related to grading, water retention areas, easement for sanitary
sewer, and additional detail on the water main. City Staff recommends Planning Commission
recommendation of conditional approval.

City Council Liaison Sonnek stated, in the R-2 District, this development proposal has relatively
low density, and could potentially have higher density. Ms. Perdu agreed, adding there are 6.5
proposed units, and the R-2 District allows for up to 7.3 units per acre.

City Council Liaison Sonnek stated there could be complications for other developments if this
townhome development is a low density for the R-2 district. Chair Barton stated zoning code
changes will be reviewed to determine what is a reasonable building and lot size for townhomes
that can still meet standards.

Chair Barton opened the public hearing at 6:58 p.m.

Chair Barton stated City Staff received 3 written responses from residents prior to the meeting.

Joann Kelly stated her property abuts the development on her western and southern borders, so
her property will be greatly impacted. She added her property is included in the plans, which she
does not appreciate. She questioned the assertion that there will be no impact on traffic or
stormwater flow. She expressed concern about increased traffic.

Ms. Kelly stated there are many new developments in the City, including the Anchor Block
townhomes development, that are more appropriate in the downtown area. She expressed
concern that property values will be impacted. She expressed concern about the effect that
construction will have on the wildlife at the Ecology Center.
Ms. Kelly requested clarification regarding the retaining pond for the townhome units, and whether it will empty into the pond on 6th Street. Ms. Perdu stated that is proposed to be a single collection area, with infiltration into an underground stormwater system.

Ms. Kelly stated she would like to be notified when tree removal starts. She added construction hours should be limited.

Chair Barton stated all the details will be handled by City Staff, and notices will be sent out to nearby properties.

Rob Aurelius, 2271 7th Street N, stated the developer is not showing respect for the land, the environment and the neighborhood residents. He added the survey did not identify significant trees. He expressed concern with this disrespect for the environment. He noted the first pair of units would be too close to the street.

Mr. Aurelius stated setback requirements would be met, but this is an established neighborhood, and townhomes would not fit in, and the proposed narrow road would not be pedestrian friendly. He added high density is appropriate in the City center, where there is higher population, and not in a heavily wooded neighborhood.

Rob Aurelius stated the single-family homes on 6th Street should be separate projects, with their own separate building permits.

Mike Kuhl, 2210 6th Street N, stated he is opposed to rezoning on 7th Street. He added he has lived on the street for over 40 years, and the single-family residential quality of the neighborhood has not changed. He expressed concern with rezoning that is not consistent with the neighborhood; density; and water run-off. He urged the Planning Commission to consider the impact on neighboring properties when making their recommendations.

Richard Hanson, 2213 South 7th Street, asked whether it will be a safety issue with the 6-foot deep pond and 12-foot high hill. He asked whether it will be fenced, and if it will be insured. He added people will park out on the street rather than on the private drive.

Christopher Bay, 2180 7th Street N, stated there is a lack of guest parking, and there will be a lot of parking on 7th Street. He added there is a lot of ground water in this area, and his sump pump has been running continuously. He noted he feels the addition of impervious space will cause more basements to flood.

Karen Ivers, 2202 Pond View Court, stated she lives to the south of the proposed development. She added she does not feel that the development follows any of the City’s commitments to neighborhoods, character, and preservation of natural resources. She noted the numbers should be recalculated for the Planning Commission to truly understand the impact of the project.
Ms. Ivers stated this is a heavily wooded area with wetlands and green space. This development would eliminate the wildlife and the proposed pond will not be adequate to handle run-off from the proposed development. She noted home values will change significantly.

Shannon Ques, 2241 7th Street N, stated she is concerned about the large number of homes and increased traffic on the street. She added the proposed development will destroy a beautiful forest and plenty of wildlife. The additional 20-40 vehicles on the street is a major increase.

Jennifer Rouland 2302 7th Street N, stated she lives north of the proposed development and she gets a lot of stormwater runoff in her basement, and a pond develops in her yard. She added the Comprehensive Plan indicates a push toward multi-family homes like townhomes, and the types of homes that are currently missing in North St. Paul. She added some developments address that, like the new townhomes at Anchor Block. She noted multi-family development is appropriate there, close to major roads and amenities, and ample parking, and where the entire community can share in the burden and the risk.

Ms. Rouland stated this development, with the traffic impact focused on a single street, will cause traffic issues for both old and new residents. She added many residents chose to live in that neighborhood because of its large lot sizes. She added the loss of the character of the neighborhood would mean losing some of the identity of the people who live there.

Tom Witner, 2224 Pondview Court, stated he would be greatly impacted by this development, as he would have 4-5 townhomes butting up to his backyard. He added they purchased the property because of its privacy. He expressed concern that there will be no easement between his property and the new townhomes. Ms. Perdu stated the drainage and utility easement is not proposed to be changed.

Mr. Witner stated the trees will become vulnerable if you start taking them down, and other trees will die. He added the residents of the neighborhood are not happy with this proposal.

Dan Frank, 2199 6th Street N, stated his taxes have gone up in the past few years, and this proposed development means that his house will be worth even less. He added he does not want a lot of people in the neighborhood living in townhomes.

Bonnie Olson, 2273 6th Street, stated her family built their house 32 years ago, and was one of the first homes in the neighborhood. She added oak trees are very sensitive and destroying their root system can affect other trees as well.

Mary Colson Burns, 2261 6th Street, stated she has water problems constantly all year long. She added this new development would make the problems worse.

Steve Dewald, 2264 North 7th Street, stated he has lived in his home for 45 years, and he agrees with his friends and neighbors. He expressed his support of his neighbors who have come forward to speak.
Rebecca Lassit, 2208 6th Street, stated new families in the proposed townhomes will have to cut through other people’s yards to gain access to the Ecology Center trails. She asked whether there will be an environmental impact study. Chair Barton stated an engineering study was completed, but an environmental study is not required.

Jerry Klaas, 2292 7th Street, stated they love the small-town feel of North St. Paul and they love their neighborhood. He added 20 new townhomes will destroy the nature and character of the neighborhood.

Wendy Klaas, 2292 7th Street, stated she loves her neighborhood and 20 townhomes will negatively impact their neighborhood. She asked how many people are allowed to live in a 1-mile radius. She asked whether Emergency Services access has been considered. She urged the Planning Commission not to support the request.

Angela Ocampo, 2247 7th Street N, stated she is concerned about construction noise during the process of developing the property. She added her house is right in front of the property, and she has small children.

Julie Hanson, 2213 7th Street N, stated she is concerned about safety and the loss of wildlife. She added there will be many additional cars, walkers, and bikers from the development. She noted cars never stay parked where they are supposed to. She asked the Commission to consider the character of this little corner of the City.

Jason Wales, 2318 7th street N, stated the inclusion of single-family homes in the development changes the numbers, and he does not appreciate that fact. He added this calls the development into question.

Nancy Dewald, 2264 7th Street N, stated she and her neighbors love the nature and quiet street. She added there is a home nearby for disabled adults who like to visit the Ecology Center, and do not have many other opportunities for being out in nature. She expressed concern for their safety. She thanked the Planning Commission for their time.

Chair Barton closed the public hearing at 7:43 p.m.

Ms. Perdu stated the Commissioners had raised the question of lot coverage requirements. She added none of the lots on Block 1 meet lot coverage requirements. She noted, on Block 2, lot 1 and lots 4-10 meet lot coverage requirements, and 2 lots at 50.2% are just above standard.

Ms. Perdu stated the density of the proposed townhomes would be 6.45 units per acre, with 20 units on 3.4 acres. She added, under the current R1 zoning, 18 single family homes would be allowable at that same density. She noted many of the concerns that have been expressed tonight would also apply to a development of single-family homes.
Commissioner Worm asked for the lot dimensions of 2242. Ms. Perdu stated the lot is 465 x 330 feet, or 3.4 acres.

Chair Barton stated many residents commented about nature in the area and the large number of trees that would be lost. She added it is a discussion topic, and of great concern. She added the City of North St. Paul does not have many urban forests. She asked whether a development of medium density lots would require extensive deforestation. She noted removal of a lot of trees is not in line with the City’s resiliency goals.

Chair Barton stated she believes it is important for disabled residents to have access to the open space, as there are no other parks within a mile of this neighborhood.

City Council Liaison Sonnek agreed the retention of trees and forests are important in an urban city like North St. Paul. He added the goal of providing housing is a part of a regional effort to create greater density as the population grows. He added he understands the residents’ concerns about adding a townhome development in their neighborhood. He stressed the importance of finding a balance.

City Council Liaison Sonnek stated he is also concerned about surface water and run-off. He added the new development in downtown North St. Paul at Margaret Street and 7th Street will mitigate surface water run-off as part of their project, installing underground holding tanks. He added there is potential to improve water issues with new developments.

Ms. Perdu agreed, adding City standards prohibit new development from creating additional run-off. She added the City Engineer could attend the next Planning Commission meeting to provide additional information. Chair Barton agreed that would be helpful.

Commissioner Wahl stated the City has some control over Planned Unit Developments. He added he understands the concerns about increasing density in the City using the few parcels that are left for redevelopment. He expressed his disappointment with the plans to clear-cut the property. He noted the development on 17th Street was based on residents’ and Commissioners’ concerns.

Chair Barton stated asked why it is necessary to rezone 2231 – 6th Street. Ms. Perdu stated that is not necessary under the PUD, and that could be corrected. She added PUD approval locks in the site plan, including the specific arrangement of proposed units.

City Council Liaison Sonnek asked why the single-family homes are included in the PUD. He added one single family home could be eliminated to create space for a potential private drive egress onto 6th Street. He noted traffic would have an alternative way in and out of the development. Ms. Perdu agreed the single-family homes do not need to be included in the PUD.

Commissioner Stahllmann stated he does not support putting in as many units as possible based on the R2 zone. He added the amended plans on 17th Avenue are a good example, adding a park.
was added and additional trees, creating a positive attractive development. He noted he thinks this is the wrong way to go about this development.

Chair Barton stated concessions can be granted within the PUD to get public benefit. She added she does not see any public benefit in this proposal. She asked whether the zoning should go back to R1 because of the mature trees and forest canopy and consider how it can be developed without destroying the forest. She noted there would be more options if the property was not zoned R2. She expressed concern that environmental goals should be considered, as the purpose of the design section of the Code is to protect natural systems.

Commissioner Bathurst stated he would recommend separating the zoning of Block 1 and Block 2 but keep 6th Street zoned R1. He added there would be more possibilities for maintaining the ecosystem before moving forward with the PUD.

Commissioner Hamm agreed, adding the proposed PUD is too much development for the space, and the water issues need to be addressed, including the depth of the retaining pond.

Commissioner Stahlmann stated he would like to see the sidewalk situation addressed.

Chair Barton stated 6th Street is a Tier 2 area from 11th to Holloway. She added the water retention issue should be addressed by the City Engineer. She noted the entire neighborhood has major water problems and removing the tree canopy and mature trees will affect the entire neighborhood.

Commissioner Worm stated he supports leaving the area zoned R1 and having the developer come back with a plan that meets all the standards.

Ms. Perdu stated the Comprehensive Plan would have to be changed if the current zoning of R1 remains. She added there would be potential to develop the property as it is. She noted the purpose of the R2 zone and PUD request is to condense units and create higher density.

City Council Liaison Sonnek stated it would be a complicated process to change the Comprehensive Plan back to the way it was, and rationale would need to be provided as to why that is necessary.

Motion by Commissioner Bathurst, and seconded by Commissioner Stahlmann, with all present voting aye (6-0). Motion to table this topic to a date to be determined until additional information is received from the applicant.

City Council Liaison Sonnek requested that nearby residents receive notice of when this issue will be addressed again if the public hearing is tabled. Ms. Perdu agreed, adding public notice would be re-sent as it would be a new public hearing.

b. Minor Subdivision, Preliminary Plat and Final Plat – 2300 McKnight Road
Ms. Perdu reviewed the Preliminary and Final Plat request for minor subdivision at the City-owned Anchor Block North site at 2300 McKnight Road. The proposed subdivision would create 3 lots and a new public street, Anchor Drive, with no change to current MU3 zoning. All utilities are proposed to be constructed by the City as part of the redevelopment, and the new roadway connection has been reviewed by the Minnesota Department of Transportation (MnDOT).

Ms. Perdu stated City Staff recommends Planning Commission recommendation of City Council approval of the preliminary and final plat.

Chair Barton opened the public hearing at 8:38 p.m.

There were no comments.

Close public hearing at 8:39 p.m.

Chair Barton requested that the Table 3 on page 104 related to proposed lot requirements should read “Mixed Use” and not “Residential”.

Motion by Commissioner Stahlmann, and seconded by Commissioner Wahl, with all present voting aye (6-0). Motion to recommend City Council approval of a request for Preliminary and Final Plat for 2300 McKnight Road (Anchor Block North).

VII. COMMISSION BUSINESS ACTION ITEMS & RECOMMENDATIONS

a. Preliminary Planned Unit Development - 0 Burke

Ms. Perdu stated this is the second review of a request for preliminary PUD for 0 Burke to cover 2120 5th Street N and property with no address. She added the PUD would cover both parcels which are split-zoned R3 and MU3.

Ms. Perdu stated the Planning Commission requested clarification of a number of items at the first review of this request. She added the question of a vehicle turnaround area was reviewed by the Fire Chief, who comment that a turnaround is not necessary as the building will have a fire suppression system. She noted the required turning radius can be addressed at the final PUD.

Ms. Perdu stated the Planning Commission requested information about the open space and how it was evaluated. She added the open space would be shared between the two buildings, and 2500 square feet of open space is required. She added the applicant is proposing 3200 square feet which exceeds the requirement but might not meet the definition of usable open space.

Ms. Perdu stated the Planning Commission requested additional comments from the City Engineer regarding impervious surface. She added the City Engineer confirmed that all runoff
would be captured by a proposed stormwater system before it is discharged into the existing wetland.

Ms. Perdu stated City Staff recommends Planning Commission recommendation of approval to the City Council of the preliminary PUD, with issues to be addressed at the final PUD, including shared access and parking easement and wetland buffer restoration. Other issues to be addressed are screening of underground utilities, a developers’ agreement, and relocation of plantings to help screen parking areas.

Ms. Perdu stated the City Engineer can be present at the final PUD to address questions regarding water quality.

Chair Barton stated there are no proposed additional sidewalks or walkways on the site plan. She added there are sidewalks from the existing garage to the existing building, but no sidewalks are proposed from the existing building to the new building. She added she would like to review that and accommodate pedestrians, including people with disabilities who use the ADA parking spaces.

Jim Graham, architect for the project, stated sidewalk access was included in the plans to link the existing patio and building to the walkway. He added other issues need to be addressed as well.

Commissioner Bathurst stated two areas of the property are graded for run-off to meet requirements, with a velocity of 2.5 feet per second and 4.7 feet per second. Ms. Perdu agreed, adding the City Engineer expressed concern in reviewing grading issues.

William Kostelnik, 2219 Eldridge Avenue, stated he works at an engineering firm, and he and a colleague were concerned about the drainage system when they looked at the plans. He added properties to the east including his property will have flooding issues. He noted the parking lot at the old animal hospital has been expanded due to water issues.

Ms. Perdu stated water mitigation requirements would be part of any approval.

Kathy Anderson, 2227 Eldridge Avenue, stated the berm has been removed from the northwest corner of the parking lot, and water will drain right into the wetland. She added the City created the wetland many years ago. She noted the phone box on the east side is dead due to water.

Chair Barton stated water is obviously an issue of concern that needs to be addressed. She added she is unsure whether there is enough accurate data about the wetland to come up with a plan.

Ms. Perdu stated wetlands are regulated by the Ramsey Washington Watershed District.

Motion by Commissioner Bathurst, and seconded by Commissioner Hamm, with all present voting aye (6-0). Motion to recommend City Council approval of Preliminary Planned Unit Development.
Development for 0 Burke, with Conditions A-S as listed in the Staff Report, and the addition of Condition T – additional internal sidewalks.

Ms. Perdu stated the applicant must submit a final application that addresses the conditions in the staff report within a number of days. She added residents can contact the City Engineer with questions or comments.

VIII. OLD BUSINESS

a. Parking Ordinance Discussion

Commissioner Wahl presented his findings regarding proposed revision of the City’s parking Ordinance. He added he reviewed parking ordinances from many other local cities. He noted the Commission is not being asked to act on this tonight.

Commissioner Wahl requested the Planning Commission’s consideration of the parking table on page 8. He added it is a challenge to make a recommendation about what size truck should be allowed in residential driveways. He noted the City of Maplewood allows exceptions for residents working in their driveway, and Little Canada includes a detailed diagram of where it is acceptable for residents to store items, which might be too restrictive.

Chair Barton asked whether any other cities differentiate between length and height instead of weight. Ms. Perdu stated the City of White Bear Lake has a regulation related to length.

Chair Barton stated the Planning Commission should consider whether to incorporate these changes into the parking ordinance. She asked how street parking of trucks is addressed. Ms. Perdu stated that would be part of the vehicle code and zoning code.

Chair Barton stated the Planning Commission had discussed an exemption for residences with driveways that are too short to park a car.

Ms. Perdu stated this issue can be reviewed again when the Planning Commission works on updates to the parking ordinance. Chair Barton agreed.

Chair Barton thanked Commissioner Wahl for his hard work and contributions.

IX. REPORTS FROM STAFF

X. REPORTS FROM COMMISSIONERS

Chair Barton stated this meeting will be Commissioner Wahl’s last meeting. She added Commissioner Wahl’s input and comments will be greatly missed. She noted one of the first initiatives of his tenure was the alternative energy Ordinance that eventually was adopted.
City Council Liaison Sonnek thanked Commissioner Wahl for his service. He thanked Commissioner Wahl and all the Commissioners for their commitment and service.

Planning Secretary Olivia Boerschinger presented a gift to Commissioner Wahl in recognition for his service to the community.

a. Update from City Council Liaison

City Council Liaison Sonnek reviewed the City Council’s last Regular Meeting, at which the City Council voted to eliminate dog and cat licenses from the fee schedule, as well as park building rental deposits. He added sale of the community center to Kokoro Volleyball School is still moving forward but nothing has been finalized. He noted Kokoro has agreed to honor the library’s contract for rental space in the community center building.

Commissioner Worm stated he plans to remain on the Planning Commission for at least another 3-year term, or for as long as his health lets him continue.

Chair Barton requested that the City Council be encouraged to reinstate the EAC, in light of tonight’s discussion regarding forestry and resiliency, as well as the City’s open spaces.

XI. ADJOURNMENT

There being no further business, motion to adjourn by Commissioner Hamm, and seconded by Commissioner Bathurst, with all present voting aye (6-0). Motion carried to adjourn the meeting at 9:35 p.m.

The next regularly scheduled Planning Commission Meeting is Thursday, January 2, 2019 at 6:15 p.m.

Members, please notify any planned absences to: Olivia Boerschinger
Planning Commission Secretary
651-747-2400
Olivia.boerschinger@northstpaul.org
MEMORANDUM

Date: 12/27/2019
To: Planning Commission
From: Erin Perdu, AICP, City Planner
        Ryan Krzos, AICP Planning Consultant
CC: Scott Duddeck, City Manager
        Debra Gustafson, Administrative and Community Services Director
Re: Gateway at McKnight Townhomes 2nd Addition Final Plat

BACKGROUND

Lauren Grouws on behalf of M/I Homes Minneapolis/St. Paul, LLC has submitted an application for final plat approval to create 46 townhome lots within an additional phase for the development known as Gateway at McKnight or Anchor Block South. The subject lots were included in the preliminary plat approval that was granted in the fall of 2018. The project also subsequently received Planned Unit Development and Site Plan Review approval. The proposed lots are consistent with these approvals.
GENERAL STAFF REVIEW

Street, Alley and Easement Requirements

- **153.32 (A) Consideration of Plat Approval:** The arrangement of streets in new subdivisions or plats shall be so laid out as to provide a continuation of existing streets of adjoining areas or the projection of east-west or north-south streets of the city if there are no adjoining streets. The width of streets in new subdivisions shall be not less than the minimum street width established herein. Offset or irregular streets are prohibited unless the topography of the area concerned makes the construction of regular streets impossible or impractical. Minor streets or those of irregular nature should approach any major street except major diagonal streets hereinafter named at an angle of between 80 degrees and 100 degrees.

- **153.32(C) Consideration of Plat Approval:** Major streets shall be 100 feet in width, except where existing conditions make a street of less width more suitable as determined by the Council. The minimum width for other streets shall be 60 feet. The subdivider may be required to provide additional land to construct a street of adequate width.

- **153.32 (D) Consideration of Plat Approval:** The minimum width of an alley shall be 20 feet. Where alleys are not provided, easements of not less than ten feet in width shall be provided on each side of all rear lot lines and alongside lot lines, where necessary, for any anchors, poles, wires, conduits, sewers, pipes or mains for any public utility. Easements of greater widths may be required under extraordinary conditions of topography or utility line groupings.

The development plan includes completion of Gateway Curve and a yet to be named street which are private streets providing access to the proposed units. The width of these private streets was approved during review of the preliminary plat and Planned Unit Development.

Proposed utility easements are consistent with City requirements.

**Proposed Lot/Building Dimensional and Setback Requirements**

- **153.33 (A) Consideration of Plat Approval:** The minimum area of lots in plats or subdivisions outside of shoreland areas shall meet city requirements. The minimum width of lots outside of shoreland areas shall meet city requirements at the building line, but the Council reserves the right to waive these requirements where the same would cause unusual hardship, provided the area requirements are met.

- **154.007(C)(3) refers to Table 7 for the lot requirements within the mixed-use districts.**

A summary of the information included in Table 7 is provided on the following page. As a Planned Unit Development, the lot and building dimensional standards and setback requirements may deviate from the underlying MU-3 Zoning District requirements. The proposed lots would comply with the lot layout and configuration established by the Planned Unit Development.
<table>
<thead>
<tr>
<th>Requirement</th>
<th>MU-3 Corridor Mixed Use</th>
<th>Proposed Lots</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area</td>
<td>35,000 sf.</td>
<td>1,376 – 64,408 sf</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>120 ft</td>
<td>24-31 ft</td>
</tr>
<tr>
<td>Front Yard Setback</td>
<td>25 ft</td>
<td>n/a</td>
</tr>
<tr>
<td>Rear Yard Setback</td>
<td>0 ft</td>
<td>n/a</td>
</tr>
<tr>
<td>Side Yard Setback</td>
<td>0 ft.</td>
<td>0 ft</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>Five (5) stories or 55 ft.</td>
<td>To be verified at time of building permit</td>
</tr>
</tbody>
</table>

Sewer and Water Services

- 153.34 Consideration of Plat Approval: The subdivider shall make adequate provision for connection to the city water and sewer services and storm water disposal. Subdivider shall provide the city with such information as may be necessary to determine the adequacy of the facilities proposed to be used for such purposes. The developer shall construct water lines, sanitary sewer lines or storm sewer lines, although connection to other lines outside the area may not be possible immediately where plans for the installation of such lines in the area have been prepared by the engineer or other competent person and construction of such a system or utility has already commenced or has been completed in other areas of the city. The Council may require that such lines be constructed outside the area being platted or subdivided where necessary in order to properly serve the area being subdivided or platted. Two or more owners, subdividers or platters may enter into contracts with the city for the improvement of several subdivisions, parcels or plats at the same time when such water, sewer or storm sewer lines would pass through and serve the several areas concerned and could reasonably be constructed in a single project.

Utility plans were provided by the applicant and reviewed by the City Engineer. The following comments were provided:

Engineering Comments:

1. Provide gate valves at each new connection point for testing.
2. Add 2 gate valves at the Gateway Curve/Street E intersection – one on the north side of the tee on Gateway Curve and one on the Street E watermain.
3. Add a note to the profile to maintain 1.5’ separation between sewer and water mains (Sta. 6+00).
4. Describe the sanitary sewer connection at existing MH-10A. Is the connection to a pipe stub or directly to the structure?
5. Retaining walls greater than 4’feet in height (exposed face) will require drawings and structural calculations prepared and signed by an engineer licensed in the State of Minnesota.
6. Joint trench installation for City Electric, gas, telecom and any other private utilities shall be coordinated by the developer. Separate installations by individual utility owners will not be allowed.

Stormwater:

The following recommendations should be considered:
1. The slope of the pipe from CB-11 to CBMH-112 should be updated to a minimum of 0.7% to keep a velocity of 3 feet per second at full flow.
2. Since their stations differ by approximately seven feet, the applicant should confirm CBMH-10 and CBMH-104 are placed at the low point in the gutter line on their respective sides of the road.
3. Consider moving the sump from structure CBMH-104 to STMH-102 so the sump is downstream of all roadway catch basins. Call out the sump elevations on the profile.

RECOMMENDED ACTION

Based on the findings described in this report, staff recommends the following actions:

Approval of the requested preliminary and final plat for McKnight Townhomes Second Addition subject to the following conditions of approval:

a. Outlot C of McKnight Townhomes shall be conveyed to the abutting property owner prior to recording the final plat.
b. Provide gate valves at each new connection point for testing.
c. Add 2 gate valves at the Gateway Curve/Street E intersection – one on the north side of the tee on Gateway Curve and one on the Street E watermain.
d. Add a note to the profile to maintain 1.5’ separation between sewer and water mains (Sta. 6+00).
e. Submit to the City Engineer a description of the sanitary sewer connection at existing MH-10A.
f. Retaining walls greater than 4’ feet in height (exposed face) shall require drawings and structural calculations prepared and signed by an engineer licensed in the State of Minnesota.
g. Joint trench installation for City Electric, gas, telecom and any other private utilities shall be coordinated by the developer. Separate installations by individual utility owners will not be allowed.
MEMORANDUM

Date: 12/27/2019
To: Planning Commission Members
From: Erin Perdu, AICP, City Planner
       Sue Polka, PE
CC: Ryan Krzos, AICP, Planning Consultant
    Morgan Dawley, PE, City Engineer
Re: Engineering Comments – Gateway at McKnight Townhomes 2nd Addition

NOTE: This report includes engineering comments only for the Gateway at McKnight Townhomes Ph. 2 final plat. Full staff report including planning comments will be provided on Monday December 30.

Engineering Comments:

1. Provide gate valves at each new connection point for testing.
2. Add 2 gate valves at the Gateway Curve/Street E intersection – one on the north side of the tee on Gateway Curve and one on the Street E watermain.
3. Add a note to the profile to maintain 1.5’ separation between sewer and water mains (Sta. 6+00).
4. Describe the sanitary sewer connection at existing MH-10A. Is the connection to a pipe stub or directly to the structure?
5. Retaining walls greater than 4’ feet in height (exposed face) will require drawings and structural calculations prepared and signed by an engineer licensed in the State of Minnesota.
6. Joint trench installation for City Electric, gas, telecom and any other private utilities shall be coordinated by the developer. Separate installations by individual utility owners will not be allowed.

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The following recommendations should be considered:
1. The slope of the pipe from CB-11 to CBMH-112 should be updated to a minimum of 0.7% to keep a velocity of 3 feet per second at full flow.
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3. Consider moving the sump from structure CBMH-104 to STMH-102 so the sump is downstream of all roadway catch basins. Call out the sump elevations on the profile.
NOTICE IS HEREBY GIVEN that the Planning Commission of the City of North St. Paul, Minnesota will hold a public hearing to accept public input on applications for a Final Plat at the property listed below:

Parcel Identification Numbers: 122922330120  
Property Address: 0 3rd St. N. North St. Paul, MN 55109  
Legal Description: Lot OUTLOT D of MCKNIGHT TOWNHOMES  
Applicant/Address: City of North St. Paul/2400 Margaret St., North St. Paul, MN 55109

The application requests the approval of the final plat of the property which includes the 2nd addition of McKnight Townhomes consisting of 46 townhome units.

The public hearing will be conducted on Thursday, January 2nd at approximately 6:15 p.m. or shortly thereafter at the City Council Chambers of City Hall, located at 2400 Margaret Street, North St. Paul.

Such persons with desire to be heard with reference to this matter will be heard at this meeting. Written comments for inclusion in the Planning Commission packet shall be delivered no later than December 26th. Written comments may be submitted until 6:00pm on the day of the public hearing, and shall be provided to the Planning Commission at the meeting. Please direct questions or written comment to the Planning Commission Secretary: planner@northstpaul.org or (651) 747-2595.

PUBLISH: December 22nd, 2019
December 20th, 2019

SUBJECT: NOTICE OF APPLICATION FOR FINAL PLAT AT OUTLOT D OF MCKNIGHT TOWNHOMES.

Dear Resident,

Pursuant to the provisions of the North St. Paul Zoning Ordinance, this letter is to inform you of applications for Final Plat at Outlot D of McKnight Townhomes. The application requests the approval of the final plat of the property which includes the 2nd addition of McKnight Townhomes consisting of 46 townhome units.

Ramsey County records indicate your residence is located within 350 feet of the site of this proposal. You are hereby notified of a public hearing to accept public input held by the Planning Commission of the City of North St. Paul at 6:15pm on Thursday, January 2nd, 2020 in the Council Chambers of City Hall, 2400 Margaret St. N. The public will be invited to offer questions and comments concerning this application at that time. You may also submit comments in writing. All written comments will become part of the public record. Please feel free to contact the Planning & Zoning department at (651) 747-2595 or planner@northstpaul.org for more information.

Information relating to these applications is available the Community Development counter Monday through Friday from 8:00 a.m. to 4:30 p.m. The Planning Commission packets containing the meeting agenda and application materials will be available on the City of North St. Paul website prior to the meeting.

Sincerely,

Olivia Boerschinger
Community Development
APPLICATION FOR MAJOR SUBDIVISION

The major subdivision process must be scheduled through the Community Development Planning and Zoning Department. The lead-time for submittals shown on this application is necessary to allow City staff and consultants time to review and comment on documents provided. Additional lead-time will be required if the City determines that the potential impacts require more detailed study, or if review by other agencies is required. Incomplete application submittals will not be forwarded to the appropriate Commission or Council until all required information has been provided.

APPLICANT INFORMATION

Applicant Name: Lauren Grouws
Company (if applicable): M/I Homes of Minneapolis/St. Paul LLC
Address: 5354 Parkdale Drive #100
City, State, Zip: St. Louis Park, MN 55416
Phone Number: 763-586-7278
Email: lgrouws@mihomes.com

Are you the owner of the property? X YES NO
(If no, you must supply property owner information)

PROPERTY INFORMATION

Street location of property (address): M/I Homes of Minneapolis/St. Paul LLC
Parcel Identification Number (PID) (see Ramsey County website): 1229223301230
Legal description of property: Outlot D, McKnight Townhomes
Present zoning of property (see City website): PUD
Size of property (acreage): 3.1158
Title information: X Abstract X Torrens
Property Description: X Residential _____ Commercial _____ Industrial _____ Institutional

PROPOSAL INFORMATION

Application is hereby made for a Major Subdivision

X Sketch Plan _____ Preliminary Plat (additional $500.00 fee required) X Final Plat (additional $500.00 fee required)

The applicant hereby grants permission for the City’s employees, officials, and agents to enter onto the property that is subject to this application for the purposes of viewing the property and reviewing this request.

Provide a project description (attach additional paperwork if necessary): 2nd Addition of McKnight Townhomes, additional 46 townhome units

NOTE:

1. In addition, the City requires a Certificate of Survey reflecting the location(s) of the building(s) for all new construction prior to issuance of a building permit.
2. Filling or excavating a wetland may require a permit from the City or Watershed District.
3. County driveway permits are required where applicable.
4. Contact the Finance Department at (651) 747-2404 for sewer, water or any other pending or deferred assessments or cash connection charges. Any outstanding assessments or required cash connection fees must be paid at the time of application.
5. City Ordinances can be view online at www.amlegal.com/north_saint_paul/
### LAND USE PROCESS

#### Review Process

<table>
<thead>
<tr>
<th>Step 1</th>
<th>Step 2</th>
<th>Step 3</th>
<th>Step 4</th>
<th>Step 5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Initial meeting</td>
<td>Application</td>
<td>Planning</td>
<td>City Council</td>
<td>Record with</td>
</tr>
<tr>
<td>with City staff</td>
<td>submission/fee</td>
<td>Commission</td>
<td>action</td>
<td>Ramsey County</td>
</tr>
</tbody>
</table>

#### Regular Scheduled City Meetings:

- **PLANNING COMMISSION**
  - 1st Thursday of the month (6:15 p.m.)

- **DESIGN REVIEW COMMISSION**
  - 4th Thursday of the month (5:00 p.m.)

- **ENVIRONMENTAL ADVISORY COMMISSION**
  - 4th Monday of the month (6:00 p.m.)

- **PARKS & RECREATION COMMISSION**
  - 4th Wednesday of the month (6:30 p.m.)

- **ECONOMIC DEVELOPMENT AUTHORITY**
  - 2nd Tuesday of every odd month (4:00 p.m.)

- **CITY COUNCIL**
  - 1st and 3rd Tuesday of the month (6:30 p.m.)

#### APPLICATION SUBMITTALS

<table>
<thead>
<tr>
<th>Required</th>
<th>Completed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
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</tbody>
</table>

- Completed application.
- Application fee: $500 (must submit escrow fee also, see 1st page, top right corner).
  (Additional fees required for Preliminary Plat and Final Plat).

- 1 full size set and 1 electronic set of drawings of a Certified Land Survey showing:
  - Legal description of present property to be divided, combined, or altered property line.
  - Proposed lot lines. Clearly identify each new parcel (i.e., Parcel A, Parcel B, etc.), include street widths, lots, building and set back lines, easements, etc.
  - Dimensions of all property lines.
  - Proposed use and area of each new lot.
  - Existing and proposed drainage and contour plan.

- Location and width of proposed utility easements. *The City requires new lots to have drainage and utility easement located on the front and rear 10 feet and the side 5 feet of the lot. These easements must be reflected on the survey.*

- Location and widths of existing street rights-of-way, railroad and utility rights-of-way, parks and other public open space, permanent building and easements within the existing lot and adjoining lots. *The term UTILITY shall include sanitary sewers, storm sewers, water, gases, electricity, telephone, street lights, and drainage. The location and size of the nearest water main and sewer or outlet shall be indicated.*

- Areas intended to be dedicated for public use, including the areas of those dedications.

- Scale and North arrow.

- Any additional data requested by the City: ________________________________

### NOTE:

1. After all approvals are granted, the City will then record the survey and the certified copy of the City Resolution with Ramsey County. Ramsey County will not accept a survey or deed for recording unless the City has given their approval first.

2. Verification of Ramsey County recording of the lot division is required prior to the City issuing a building permit for the new lot(s).
NOTE TO APPLICANT

All completed application and accompanying materials are due 30 days prior to the scheduled Planning Commission meeting (if applicable). The purpose of this submittal requirement is to allow for:

1. Plan distribution to the City staff, consultants, and applicable government entities.
2. Project review time and generation of staff reports.
3. Project meetings between City staff and applicants.

The North St. Paul City Codes guide and enable development activities within the City by ensuring proper and well-coordinated projects. The land use application is the mechanism that allows the City to examine proposed land uses to ensure compatibility with the City Codes, design and development standards, and the surrounding land uses and natural environments. The review is intended to ensure positive growth for the community. All applications are reviewed individually and are evaluated based on their own merit. Each land use request has an associated checklist of required items. Applicants are encouraged to participate in an initial meeting with City staff prior to submitting a formal land use application. The initial meeting is an opportunity to informally discuss the conceptual idea of the proposed project in an effort to reduce delays. Participation in the initial meeting does not provide approval, or guarantee approval of the project. The City shall not accept plans, drawings, or other information related to the project except upon submittal of a formal application. The City reserves the right to reject an incomplete application.

APPLICATION FEE STATEMENT

There may be additional expenses pertaining to project review that is the responsibility of the applicant. All applicable fees must be paid when submitting land use applications and accompanying materials. All fees, which are set annually by City Ordinance, help cover costs incurred by the City to review the application. The City of North St. Paul often uses consulting firms to assist in the review of projects. Please refer to the City’s Fee Schedule for information on planning review fees and other applicable costs.

REVIEW REQUIREMENTS

Minnesota State Statute 15.99 requires local governments to review an application within 15 business days of submission to determine if an application is complete and/or if additional information is required to complete the review. Once complete, a formal 60-day review period begins. The City has the ability to extend the review period for an additional 60 days, if necessary, due to insufficient information or scheduling difficulties. Please review the corresponding checklist that goes with the request. All applications must be received by the deadline(s) attached hereto. Failure to submit by the date given may result in a delay of the review by the Planning Commission and City Council.

ACKNOWLEDGEMENT

I certify that all information submitted is true and correct and I fully understand that all information and a complete application must be submitted at least 30 days prior to a Planning Commission meeting to ensure review by the Planning Commission on that date. By signing this form, I hereby acknowledge the receipt of the checklist and procedure for the project to be submitted for consideration. It is my responsibility to check all applicable ordinances pertaining to the application, comply with all ordinance requirements, and submit all required materials. All permit requests should be submitted in a timely manner so as not to cause project delays.

Applicant signature: _______________________________ Date: 11/26/19

Owner Signature: _______________________________ Date: ________________

PROPOSED MEETING DATES:

Design Review Commission: ___________ Planning Commission 1/2/20 Parks & Rec Commission _________
Environmental Advisory Commission ___________ City Council 1/7/20

FOR OFFICE USE ONLY

Date submitted: ___________ Date complete: ___________ If incomplete, date letter sent to applicant: ___________
Date of public hearing: ___________ Publication date: ___________ Date notice sent to adjoining properties: ___________
Amount fee paid: ___________ Date fee paid: ___________ Receipt #: _________ file #: _________
Planning Commission action: ___________ Recommend approval: ___________ Recommend denial: ___________
Date applicant/property owner notified of Planning Commission action: ___________
City Council action: ___________ Recommend approval: ___________ Recommend denial: ___________
Date applicant/property owner notified of City Council action: ___________
Date filed with Ramsey County Recorder office: ___________

24 of 85
GATEWAY AT McKNIGHT TOWNHOMES
FINAL GRADING & SITE PLAN
NORTH SAINT PAUL, MINNESOTA

PREPARED BY PIONEER ENGINEERING, P.A.
REGISTERED PROFESSIONAL CIVIL ENGINEER
REG. NO. 42299
BRIAN N. MOLINARO
PETER J. HAWKINSON
REG. NO. 47504
M/I HOMES OF MINNEAPOLIS, LLC
5354 PARKDALE DRIVE, SUITE 100
ST. LOUIS PARK, MINNESOTA 55416

I hereby certify that this plan 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.

M/ I HOMES OF MINNEAPOLIS, LLC
5354 PARKDALE DRIVE, SUITE 100
ST. LOUIS PARK, MINNESOTA 55416

Designed
Drawn

2018 Pioneer Engineering, P.A.
Mendota Heights, MN 55120

(651) 681-1914
Fax: 681-9488
www.pioneereng.com

LANDSCAPE ARCHITECTS
LAND SURVEYORS
LAND PLANNERS
CIVIL ENGINEERS

1. COVER SHEET
2. LEGEND SHEET
3. BOUNDARY EXHIBIT/NATURAL FEATURES MAP
4. SITE/PHASING PLAN
5. SITE DETAILS
6. OPEN SPACE PLAN
7. OVERALL GRADING PLAN
8. TREE REMOVAL PLAN
9-10. GRADING PLAN
11-12. SIDEWALK PLAN
13. OVERALL WALL PLAN
14-15. WALL PLAN
16-17. WALL SECTIONS
18. EROSION CONTROL PLAN
19. SEEDING PLAN
20-21. GRADING DETAILS
22-24. BASIN DETAILS

L1. LANDSCAPE PLAN
TOWN HOME SETBACKS

FRONT  23'
SIDE   15'
CORNER @ ROW  15'
REAR    15'
MCKNIGHT ROAD N  30'
3RD STREET N    20'
LOW OPENING  2' + HWL
1' + EOF
LOW FLOOR     2' + HWL
2' + EST.
GROUND HWL

POND SUMMARY

| BASIN 100 | OUTLET | 946.5 |
|           | HWL    | 947.5 |
|           | EOF    | 947.1 |

| BASIN 200 | OUTLET | 949.0 |
|           | HWL    | 950.0 |
|           | EOF    | 949.5 |

GROUNDWATER 937.0-943.0 (SEE GEOTECHNICAL REPORT)

DENSITY SUMMARY

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<td>FUTURE ADDITION</td>
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<td>13.16 UNITS/AC</td>
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PARKING SUMMARY

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<td>108 SPOTS</td>
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<th>REQUIRED (FUTURE ADDITION)</th>
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<td>92 SPOTS</td>
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<td>13 OFFSTREET PARKING SPOTS</td>
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<td>21 3RD STREET PARKING SPOTS</td>
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<td>250 SPOTS</td>
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<td>6 OFFSTREET PARKING SPOTS</td>
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<td>440 SPOTS</td>
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</table>

NOTES:
1. ALL CONSTRUCTED PEDESTRIAN RAMPS MUST BE ADA COMPLIANT

NAME: Brian N. Molinaro
REG. NO: 475-04
DATE: 11-05-2018

REVISIONS:
1. 3-4-2019 City Comments
2. 4-15-2019
3. 7-1-2019 Drop Curb
4. 11-22-2019 1st & 2nd Additions

Designed: Drawn: 2018 Pioneer Engineering, P.A.
I hereby certify that this plan 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.
I hereby certify that this plan 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.

OF GATEWAY AT MCKNIGHT TOWNHOMES
NORTH SAINT PAUL, MN
M/I HOMES
5354 PARKDALE DRIVE, SUITE 100
11-05-2018
NAP
NCR

Designed
Drawn

2018 Pioneer Engineering, P.A.
Mendota Heights, MN 55120
2422 Enterprise Drive
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LANDSCAPE ARCHITECTS
LAND SURVEYORS
LAND PLANNERS
CIVIL ENGINEERS

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REVISIONS
1. 3-4-2019 City Comments
2. 4-15-2019 Benchmark
3. 7-1-2019 Drop Curb
4. 11-22-2019 1st & 2nd Additions

TREES TO BE SAVED SHOULD BE PROTECTED BY TREE FENCE BEFORE CONSTRUCTION BEGINS. SEE FINAL CONSTRUCTION PLANS FOR TREE FENCE.

35 of 85
TOWN HOME SETBACKS
FRONT  23'
SIDE   15'
CORNER @ ROW 15'
REAR   15'
MCKNIGHT ROAD N 30'
3RD STREET N 20'
LOW OPENING 2 + HWL
LOW FLOOR 1 + HWL
GROUND HWL

NOTES:
1. SEE SHEET 8 FOR TREE REMOVAL PLANS
2. SEE SHEET 11-12 FOR SIDEWALK PLANS
3. SEE SHEETS 13-14 FOR RETAINING WALL PLANS
4. SEE SHEET 22 FOR BASIN DETAILS FOR BASIN 100
5. SEE SHEET 23 FOR BASIN DETAILS FOR BASIN 200
6. SEE SHEET 24 FOR OUTLET CONTROL STRUCTURE DETAILS
7. ALL STEPS 6” IN HEIGHT AND 12” IN LENGTH
8. 4-UNIT STEPPED UNITS HAVE 2 STEPS IN THE MIDDLE
9. 6-UNIT STEPPED UNITS HAVE 1 STEP IN THE MIDDLE

 имени
Signature
Date

Designed  Drawn

2018 Pioneer Engineering, P.A.
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com
NOTE:
ANY WALL OVER 4’ TALL
REQUIRES FENCING
ALONG THE TOP
NOTE:
ANY WALL OVER 4' TALL
REQUIRES FENCING
ALONG THE TOP.
SEEDING PLAN

I hereby certify that this plan 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.

Designed: 2018 Pioneer Engineering, P.A.
Mendota Heights, MN 55120
2422 Enterprise Drive (651) 681-1914
Fax: 681-9488 www.pioneereng.com

LANDSCAPE ARCHITECTS
LAND SURVEYORS
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2019-2020 Gateway At McKnight Townhomes
North Saint Paul, MN
M/I Homes
5354 Parkdale Drive, Suite 100

11-05-2018

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Brian N. Molinaro
ST. LOUIS PARK, MINNESOTA 55416
I hereby certify that this plan 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.

BASIN 100 DETAILS

2018 Pioneer Engineering, P.A.
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www.pioneereng.com

LANDSCAPE ARCHITECTS
LAND SURVEYORS
LAND PLANNERS
CIVIL ENGINEERS

FILTRATION BASIN CONSTRUCTION NOTES

CONSTRUCTION SEQUENCING

1. INSTALL SILT FENCE AND/OR OTHER APPROPRIATE EROSION CONTROL DEVICES TO PREVENT SEDIMENT FROM LEAVING OR ENTERING THE PRACTICE DURING CONSTRUCTION.
2. ALL DOWNSLOPE PERIMETER SEDIMENT CONTROL BMPS MUST BE IN PLACE BEFORE ANY UP GRADIENT LAND DISTURBING ACTIVITY BEGINS.
3. PERFORM CONTINUOUS INSPECTIONS OF EROSION CONTROL PRACTICES.
4. INSTALL UTILITIES (WATER, SANITARY SEWER, ELECTRIC, PHONE, FIBER OPTIC, ETC) PRIOR TO SETTING FINAL GRADE OF RETENTION DEVICE.
5. ROUGH GRADE THE SITE. DO NOT USE RETENTION AREA AS TEMPORARY SEDIMENT BASINS.
6. PERFORM ALL OTHER SITE IMPROVEMENTS.
7. SEED AND MULCH ALL AREAS AFTER DISTURBANCE.
8. CONSTRUCT RETENTION DEVICE UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA.
9. IMPLEMENT TEMPORARY AND PERMANENT EROSION CONTROL PRACTICES.
10. PLANT AND MULCH RETENTION DEVICES.
11. REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER THE CONTRIBUTING DRAINAGE AREA IS ADEQUATELY VEGETATED.

GENERAL NOTES

1. IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL SHALL BE REMOVED FROM THE PRACTICE PRIOR TO CONTINUING CONSTRUCTION.
2. NO EXCAVATION EQUIPMENT SHALL BE USED WITHIN THE RETENTION BASINS. BASINS MUST BE EXCAVATED BY AN EXCAVATOR LOCATED OUTSIDE OF THE BASIN. SOIL MUST BE PLACED BY AN EXCAVATOR LOCATED OUTSIDE OF THE BASIN AND HAND SPREAD.
3. ALL SUB MATERIALS BELOW THE SPECIFIED BIONETRICS DEPTH (ELEVATION) SHALL BE REMOVED, UNLESS OTHERWISE NOTED.
4. EXCERPTIONS TO THE CITY BASE SAND, SILT, SAND, OR AN ELEVATION OF 940.00 BACKFILL WITH CLEAN ON SITE SAND.

DESIGNED

Drawn

Brian N. Molinaro
ST. LOUIS PARK, MINNESOTA 55416

Revisions
1. 3-4-2019 City Comments
2. 4-15-2019 Benchmark
3. 7-1-2019 Drop Curb
4. 11-22-2019 1st & 2nd Additions

M/I HOMES
5354 PARKDALE DRIVE, SUITE 100
NORTH SAINT PAUL, MN

01-ENG-118282-SHEET-DTLS-GR
11-05-2018

NAP
NCR

Name
Reg. No.
Date

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INfiltration Basin Construction Notes:

1. Install silt fence and/or other appropriate erosion control devices to prevent sediment from leaving or entering the practice during construction.
2. All down-gradient perimeter sediment control BMPs must be in place before any up-gradient land disturbing activity begins.
3. Perform continuous inspections of erosion control practices.
4. Install utilities (water, sanitary sewer, electric, phone, fiber optic, etc) prior to setting final grade of retention device.
5. Minimize grade to site. Do not use retention area as temporary sediment basins.
6. Perform all other site improvements.
7. Seed and mulch all areas after disturbance.
8. Construct retention device upon stabilization of contributing drainage area.
9. Implement temporary and permanent erosion control practices.
10. Plant and mulch retention device.
11. Remove temporary erosion control devices after the contributing drainage area is adequately vegetated.

General Notes:

1. In the event that sediment is introduced into the BMP during or immediately following excavation, this material shall be removed from the practice prior to continuing construction.
2. No excavation equipment shall be used within the retention basins. Basins must be excavated by an excavator located outside of the basin. Soil media must be placed by an excavator located outside of the basin and hand spread.
3. All sub-materials below the specified bioretention depth (elevation) shall be undisturbed, unless otherwise noted.
4. Exfiltration rate shall be tested after installation and provided to the city.
5. Remove all the concrete debris, clay and silt to a depth sufficient to reach sand, silty sand, or an elevation of 940.00. Backfill with clean, on-site sand.

---

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LANDSCAPE ARCHITECTS
LAND SURVEYORS
LAND PLANNERS
CIVIL ENGINEERS
FLEXAMAT® OVERFLOW
PLAN AND PROFILE DETAIL

BASIN EOF DETAIL

NOTE:
USE FLEXAMAT PRODUCT OR APPROVED EQUAL

CONSTRUCTION NOTES
1. ALL SUBGRADE SURFACES PREPARED FOR PLACEMENT OF MATS SHALL BE SMOOTH AND FREE OF ALL ROCKS, STICKS, ROOTS, OTHER PROTRUSIONS, OR ODDS OF ANY KIND. THE PREPARED SURFACE SHALL PROVIDE A FIRM UNYIELDING FOUNDATION FOR THE MATS WITH NO SHARP OR ABRUPT BREAKS IN THE GRADE.
2. APPLY DECK DIRECTLY TO PREPARED SOIL PRIOR TO FLEXAMAT INSTALLATION. USE SEED FOR PROJECT SPECIFICATIONS.
3. INSTALL FLEXAMAT ROLLS. MAT SHALL EXTEND 6" BELOW NORMAL POND ELEVATION. (FOR EMERGENCY OVERFLOW INSTALLATIONS EXTEND 3' DOWN THE INSIDE FACE OF THE OVERFLOW Dike.)
4. FOR WIDTHS WIDER THAN 16', INSTALL MATS ADJACENT TO ONE ANOTHER. BRIDGE LONGITUDINAL SEAM WITH RECYCLEX® UNDERLAYMENT. A MINIMUM OF 12" OF TRIM SHALL BE UNDER EACH MAT AND DIRECTLY AGAINST THE SUBGRADE.
5. FULLY LAMINATE SECTIONS BACK INTO PLACE SO THAT THEY FIT TIGHTLY.
6. FLEXAMAT SECTIONS COMBINE TO FORM THE LENGTH OF THE LONGITUDINAL SEAM. SECTIONS CONSIST OF #3 REBAR, SHAPED INTO A 'U' WITH 18" LEGS.
7. IF ADDITIONAL SECTIONS ARE REQUIRED FOR LENGTH OF CHANNEL OVERLAP THE DOWNSTREAM SECTION 10" WITH UPSTREAM SECTION OF MAT. PRIOR TO INSTALLING OVERLAP, FIP UPSTREAM MAT BACK 24", EXPOSE 2.25" OF SOIL 18" FROM END OF UPSTREAM MAT. DOWNSTREAM SECTION IS Laid IN THE SHALLOW TRENCH LIGHTLY SPREAD TIRPOLY OVER INITIAL EDGE. FIP END OF UPSTREAM MAT OVER THE SOIL COVERED INITIAL LEADING EDGE OF DOWNSTREAM MAT.
8. INSTALL 10" LAMINATE IN 2' INCREMENTS ACROSS THE OVERLAP.
9. AT THE END OF THE ARMORED CHANNEL, EMERGE THE MAT 18" IN A TERMINATION TRENCH. FILL AND COMPACT TERMINATION TRENCH WITH SUITABLE FILL.
LANDSCAPE PLAN

1. 11-22-2019 1ST & 2ND ADDITION

REMOVAL OF EXISTING HEIGHT LIMITS TO ALLOW FOR 100-FT. HEIGHT LIMIT EXPANSION

REMOVAL OF EXISTING HEIGHT LIMITS TO ALLOW FOR 100-FT. HEIGHT LIMIT EXPANSION

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Jennifer L. Thompson

LANDSCAPE NOTES:

TREE REQUIREMENTS: 1 TREE/TOWNHOME UNIT OR SINGLE FAMILY LOT
TOWNHOME UNITS: 100
REQUIRED TREES FOR TOWNHOMES: 100
PROPOSED TREES: 100
SERVICE FOR TOWNHOMES—PROFILE VIEW
(TYPICAL SECTION NOT TO SCALE)
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<th>VDIR</th>
<th>STRUCTURE SIZE</th>
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**STORM SEWER STRUCTURE SCHEDULE**

1. All storm sewer and accessories must be constructed in accordance with the City of North Saint Paul Standard Sheet 96 for Storm Sewer Design.
2. See Sheet 96 for Storm Sewer Structure Schedule.
3. See Sheet 96 for Storm Sewer Schedule.
I hereby certify that this plan 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.

2019 Pioneer Engineering, P.A.
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4.20
INTERSECTION DETAILS
(GATEWAY CURVE & STREET E)
PED RAMP DETAILS
(GATEWAY CURVE)
PED RAMP DETAILS
(GATEWAY CURVE)
PED RAMP DETAILS
(GATEWAY CURVE)

47504
11-22-2019
Brian N. Molinaro
ST. LOUIS PARK, MINNESOTA 55416

MS Homes
North Saint Paul, MN
ST. LOUIS PARK, MINNESOTA 55416

GATEWAY AT MARMION TOWNSHOMES 2ND ADDITION
NORTH SAINT PAUL, MN

3.20
23

Revisions
1. 4-15-2019 Benchmark
I hereby certify that this plan 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.

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CIVIL ENGINEERS

47504 11-22-2019 Brian N. Molinaro
ST. LOUIS PARK, MINNESOTA 55416

24' B-B STREET
(GATEWAY CURVE & GATEWAY HILL ROAD)
TYPICAL SECTION (1.T.S.)

22' B-B STREET
(STREET E)
TYPICAL SECTION (1.T.S.)

NORTH ST. PAUL CONCRETE CURB
AND GUTTER

NORTH ST. PAUL ADA RAMP
(TERRACE SETTLEMENT)

PARKING LOT LEVEL
TYPICAL SECTION (1.T.S.)

PARALLEL PARKING SPACE
ST. PAUL CONCRETE CURB

GATEWAY AT MCKNIGHT TOWNHOMES 2ND ADDITION
NORTH SAINT PAUL, MN

M/I HOMES
5354 PARKDALE DRIVE, SUITE 100

11-22-2019 NAP NCR

Date
Designed
Drawn
Revisions

1. 4-15-2019 Benchmark

Name
Reg. No.
I hereby certify that this plan 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.

Designed: 2019 Pioneer Engineering, P.A.
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Fax: 681-9488
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LANDSCAPE ARCHITECTS
LAND SURVEYORS
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Brian N. Molinaro
ST. LOUIS PARK, MINNESOTA 55416
11-22-2019

M/I HOMES
5354 PARKDALE DRIVE, SUITE 100
11-22-2019

CITY DETAILS
I hereby certify that this plan 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.

Name: Brian N. Molinaro
Address: M/I HOMES
5354 PARKDALE DRIVE, SUITE 100
ST. LOUIS PARK, MINNESOTA 55416

Designed: 2019 Pioneer Engineering, P.A.
Mendota Heights, MN 55120
2422 Enterprise Drive
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

LANDSCAPE ARCHITECTS
LAND SURVEYORS
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SCALE: 1/4" = 1'-0"
DRAWN BY: [Signature]
CHECKED BY: [Signature]
REVISIONS:
1. 4-15-2019 Benchmark

DATE: 11-22-2019
NAP
NCR

57 of 85
I hereby certify that this plan 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.

Name: Brian N. Molinaro
ST. LOUIS PARK, MINNESOTA 55416

2019 Pioneer Engineering, P.A.
Mendota Heights, MN 55120
2422 Enterprise Drive
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Fax: 681-9488
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7.14
I hereby certify that this plan 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.

NORTH ST. PAUL TYPICAL STREET SIGN

NORTH ST. PAUL PERMANENT BARRIAGE

M/I HOMES
5354 PARKDALE DRIVE, SUITE 100
11-22-2019
NAP NCR

2019 Pioneer Engineering, P.A.
Mendota Heights, MN 55120
2422 Enterprise Drive
(651) 681-1914
www.pioneereng.com
CITY DETAILS

I hereby certify that this plan 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.

[Signature]

Date: 11-22-2019

Additional Information:

- Designed by: 2019 Pioneer Engineering, P.A.
- Drawn by: Brian N. Molinaro, ST. LOUIS PARK, MINNESOTA 55416
- M/I HOMES
- 5354 PARKDALE DRIVE, SUITE 100
- Mendota Heights, MN 55120
- Phone: (651) 681-1914
- Fax: (651) 681-9488
- www.pioneereng.com
### Watershed I

**Project:** 118282  
**Date:** 11/18/2019  
**Type of Pipe:** Varies  
**Design NCR:** 6.012

---

### Catchment: C106-101 to C105-104

<table>
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<th>Reach</th>
<th>Location</th>
<th>Area</th>
<th>Coefficient</th>
<th>Time of Concentration</th>
<th>Intensity</th>
<th>Flow (Q) = CIA</th>
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### Comments:

- Design Acceptable

---

### Design Comments

- Design Acceptable

---

### For Use with MNDOT Atlas 14 Data

---

**Watershed I**  
**Storm Frequency:** 10 YR  
**Type of Pipe:** Varies  
**Manning’s n:** 0.013

---

**Catchment:**  
**From: C106-101 to C105-104**

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<th>Reach</th>
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<th>Area</th>
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<th>Time of Concentration</th>
<th>Intensity</th>
<th>Flow (Q) = CIA</th>
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<td>C106-101 to C105-104</td>
<td>7.29</td>
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<td>5.88</td>
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**Comments:**

- Design Acceptable

---

**Design Comments:**

- Design Acceptable

---

***For Use with MNDOT Atlas 14 Data***

---

77 of 85
### Section A - Sanitary Sewer

<table>
<thead>
<tr>
<th>Item #</th>
<th>Contract Item</th>
<th>Unit</th>
<th>Unit Price</th>
<th>Quantity</th>
<th>Amount</th>
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<tbody>
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<td>SS-1</td>
<td>8&quot; PVC SDR 35, 10'-12' Depth</td>
<td>LF</td>
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<td>$19,005.00</td>
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<tr>
<td>SS-2</td>
<td>8&quot; PVC SDR 26, 12'-14' Depth</td>
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<td>127</td>
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<tr>
<td>SS-3</td>
<td>8&quot; PVC SDR 26, 14'-16' Depth</td>
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<td>$1,935.00</td>
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<tr>
<td>SS-4</td>
<td>4&quot; PVC SDR 26 Service Pipe</td>
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<tr>
<td>SS-5</td>
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<td>SS-6</td>
<td>Sanitary Sewer Manhole (0'-10' Depth)</td>
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<td>SS-8</td>
<td>Televising Sanitary Sewer</td>
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**Total Sanitary Sewer Estimate Amount** $115,972.25

### Section B - Watermain

<table>
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<td>6&quot; D.I.P. Class 52</td>
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<td>WM-2</td>
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<td>WM-3</td>
<td>Fire Hydrant w/6&quot; Gate Valve</td>
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<td>WM-4</td>
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<td>WM-5</td>
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<td>WM-7</td>
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**Total Watermain Estimate Amount** $194,819.00
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<td>27&quot; Catch Basin</td>
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<td>ST-7</td>
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<td>ST-8</td>
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Total Storm Sewer Estimate Amount $84,516.10
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<tr>
<th>Item #</th>
<th>Contract Item</th>
<th>Unit</th>
<th>Unit Price</th>
<th>Quantity</th>
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<td>RD-1</td>
<td>Mobilization</td>
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<td>RD-2</td>
<td>Sawcut Bituminous</td>
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<td>Subgrade Stabilization Fabric</td>
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<td>24&quot; Granular Fill</td>
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<td>RD-6</td>
<td>8&quot; Class 5</td>
<td>SY</td>
<td>$6.75</td>
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<td>RD-7</td>
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<td>$12.95</td>
<td>1,940</td>
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<tr>
<td>RD-8</td>
<td>Tack Coat</td>
<td>GL</td>
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<td>RD-9</td>
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<td>RD-17</td>
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<td>5' Concrete Sidewalk w/ 4&quot; Base</td>
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<td>RD-20</td>
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<td>Street Name Signs (Plates)</td>
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**Total Street Estimate Amount** $217,100.80

**Total Sanitary Sewer Estimate Amount** $115,972.25
**Total Watermain Estimate Amount** $194,819.00
**Total Storm Sewer Estimate Amount** $84,516.10
**Total Street Estimate Amount** $217,100.80
**TOTAL AMOUNT** $612,408.15
VIII. COMMISSION BUSINESS ACTION ITEMS & RECOMMENDATIONS
   A. Major Subdivision and PUD - 2242 7th St. N. - Concept Plan

ACTION TO BE CONSIDERED

Feedback and/or consensus on the Major Subdivision and PUD Concept Plan ONLY (no formal action)

FACTS

- The applicant, Andrus Built LLC, has submitted a revised concept plan based on feedback from the previous meeting.
- This concept includes 18 duplex townhome units, and three lots for future single-family homes
- The units have been moved to surround the cul-de-sac on the eastern side of the lot, increasing the average lot size.
- The street has been adjusted to 24’ wide, with a cul-de-sac to accommodate access to the homes on the far eastern side of the property.
- The applicant is seeking consensus on the concept plan ONLY and not approval. The applicant will provide the required application information for once a consensus is reached on the concept.

ATTACHMENTS

Major Subdivision and PUD Concept Plan dated 12-16-19
VIII. COMMISSION BUSINESS ACTION ITEMS & RECOMMENDATIONS
A. Major Subdivision and PUD - 2242 7th St. N. - Concept Plan

ACTION TO BE CONSIDERED

Feedback and/or consensus on the Major Subdivision and PUD Concept Plan ONLY (no formal action)

FACTS

- The applicant, Andrus Built LLC, has submitted significant tree information for consideration with the revised concept plan.
- The tree survey shows all significant trees on the southern half of the property, adjacent to the residential neighborhood to the south.
- The applicant states that it is their hope to save as many trees as possible in the design process. They now have surveyed locations of trees and exact elevations of the area to design from in efforts to reduce impact to wooded areas. They should be able to save many trees along south line of Lots 15-18. Between lots 13-14, they will work to save trees, however the ponding area between lots 15-18 and 10-11-12 likely will need to connect. South of Lots 13-14 there mainly boxelder trees which generally are considered lower value trees.
- The applicant is also considering designating a buffer area of 15-20’ in depth to preserve trees in the NE corner and along the east line of the site.
- Specifics on which trees can be saved in the grading process will be determined when revised civil plans are developed.
- The applicant is seeking consensus on the concept PUD plan ONLY and not Preliminary PUD approval. The applicant will provide the required application information for Preliminary PUD once a consensus is reached on the concept.

ATTACHMENTS

Major Subdivision and PUD Concept Plan dated 12-30-19
<table>
<thead>
<tr>
<th>PC DATE</th>
<th>P.C.R. #</th>
<th>DESCRIPTION</th>
<th>LOCATION</th>
<th>APPLICANT</th>
<th>PC RECOMMENDATION OR ACTION</th>
<th>CC DATE</th>
<th>CITY COUNCIL ACTION</th>
<th>RECORDING INFO</th>
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<tr>
<td>1/3/2019</td>
<td>2019-013</td>
<td>Nomination of Planning Commission Chair and Vice-Chair</td>
<td>2663 17th Ave E</td>
<td>WTO Properties</td>
<td>Elaine Barton - Chair, Tricia Hamm - Vice-Chair</td>
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<td>Denial</td>
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<td>7/2/2019</td>
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<td>Site/Building Plan Approval</td>
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<td>Jim Winkles/NSP Land &amp; Development LLC</td>
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**Summary**

- **Public Hearings**: 23
- **Recommendations**: Approval: 19, Denial: 2

*Items tabled were counted as a single public hearing*