

**MINUTES OF THE WORKSHOP MEETING
CITY COUNCIL
LITTLE CANADA, MINNESOTA**

AUGUST 10, 2022

Pursuant to due call and notice thereof a Workshop meeting of the City Council of Little Canada, Minnesota was convened on the 10th day of August, 2022 in the Conference Room of the City Center located at 515 Little Canada Road in said City.

Mayor John Keis called the meeting to order at 6:00 p.m. and the following members of the City Council were present at roll call:

CITY COUNCIL: Mayor Keis, Council Members McGraw, Torkelson and Miller. Fischer attending by conference call due to illness.
Absent: Torkelson.

ALSO PRESENT: City Administrator Chris Heineman, Public Works Director Bill Dircks, City Clerk/HR Manager Heidi Heller and City Engineer Eric Seaburg. 11 residents were in attendance.

REVIEW REVISED SITE PLAN FOR VILLAS OF LAKE GERVAIS RESIDENTIAL DEVELOPMENT AT 0 EDGERTON STREET

The City Administrator reported that the initial Preliminary Plat application from Cara Builders included eight (8) single-family homes and was presented to the Planning Commission on July 14th and to the City Council on July 27th. He stated that based on input received from the Planning Commission and the City Council, the subdivision proposal has been modified and reduced to seven lots. He reviewed the revisions:

- The total number of lots in the proposed subdivision was decreased from 8 lots to 7 with the elimination of a lot on the north end of the parcel.
- An outlot was created to accommodate stormwater management.
- All 7 lots now meet the R-1 district requirement for lot area, (10,000 sq. ft.), which eliminates the need for the request for this type of variance.
- The watershed district continues to review the application for compliance with their requirements. The City Engineer is working closely with the watershed district in evaluating the upcoming soil borings results and next steps in approvals.
- The road width of the development will likely change from 28 feet in width to 26 feet in width to reduce impervious surface and stormwater management.
- The street grade has been reduced from 8.0% to 7.5% with the inclusion of a longer flat area (2.5%) near the curve and intersection with Edgerton Street.
- Additional retaining walls have been added to the plan to reduce steep grades on the site. The City Engineer will continue coordinating with the Developer and his Engineer on modifications to the grading plan.

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The City Administrator stated that it was discovered there is a 15-inch pipe connecting the basin to the Gervais Mill pond. He explained that the home styles planned for the development are mostly rambler style construction between 2,800-3,300 finished square feet. He noted that the target price point according to the developer would be between \$550,000-\$750,000.

The City Engineer stated there are three criteria to review a project's runoff: rate, quality and volume. He noted that a fourth criteria is flood zone and flood management. He explained that "rate" means that a project cannot release water faster than the site already does. He noted that with the discovery of the culvert, the site does technically have water leaving the site. He noted that with the type of vegetation that is in the basin area, it is obvious that water is not sitting in the basin for long and quickly leaves the site. He explained that "water quality" means that the stormwater must first infiltrate in order to clean it before it leaves. He stated that "volume management" means controlling the amount of water leaving the site. Mayor Keis noted that soil borings will be needed before final review is done.

The City Engineer explained "flood zone" and stated this could be the most important piece of a review. He reviewed a site map showing that the north portion of the site is a designated flood plain, and noted that flood plains cannot be filled since the space is needed for storage during large rain events. He noted the site must continue to have the same amount of flood storage volume after development. He stated that the Watershed District sets the rules and reviews the design. Fischer asked if there is a modeling example that could be done to show the neighbors, especially the properties on the east side of Edgerton and Keller Parkway.

Fischer asked about the road grade where the new cul-de-sac meets Edgerton Street, and is concerned about vehicles sliding onto Edgerton during the winter. The City Engineer stated that the first 75 feet of the street in from Edgerton Street is at a 2.5% grade, which is not too steep. He explained that the street grade will be at 7.5% at the curve which meets the City's requirement and stated that a guard rail would be installed along the outside of the curve for additional safety.

Fischer asked for a description on what the elevation of the new homes will be if a person was standing in the Schletty Drive cul-de-sac and looking north and east. The City Engineer showed various elevation examples. He explained that the new road and garage floors are lower than the current grade level of Schletty Drive, and there will be retaining walls in the backyards to make up for the grade difference. Fischer asked who would be responsible for the long-term maintenance of the retaining walls. The City Engineer stated there would likely need to be a homeowner's association that would be responsible for the maintenance of the walls. He stated the pond would become a city asset and be maintained by the city. He noted the final details are typically worked out and decided on during the final plat process.

McGraw asked if the height of the retaining walls is a concern. The City Engineer stated that they are on the tall side, but taller walls are becoming more common in developments. Miller stated that she is concerned about the water and wants to make sure that there will not be any water in people's basements due to this development. McGraw asked what the current land grade

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is compared to Schletty Drive. The City Engineer showed that the roadway of the Schletty Drive cul-de-sac is about ten feet lower than the high spot of the existing property at 0 Edgerton Street.

McGraw asked the City Engineer about his concerns and if they have been addressed. The City Engineer stated that this is a difficult site to develop, but explained that with engineering there is always a solution, it just depends on how much it will cost. He stated that from an engineering standpoint, he feels they can solve all of the issues of the site. He explained that with a development like this, a long-term maintenance agreement and a homeowner's association would be required. McGraw asked if Ramsey County has reviewed this proposal. The City Administrator stated that Ramsey County Public Works has reviewed and approved the preliminary site plan and the location of the intersection with Edgerton. He explained that Ramsey County will also review the Final Plat and right-of-way area along Edgerton Street.

Council Member Miller stated that she wants to make sure the City has done its due diligence to ensure the water runoff is not affecting other properties. The City Engineer stated that once the soil borings have been completed, a stormwater modeling report will be provided. Fischer asked if there was some sort of simplified model that can be easily seen and understood. The City Engineer stated that Bolton & Menk can provide this and he will bring something back for the preliminary plat review. McGraw asked what condition the culvert pipe is in. The Public Works Director stated the pipe is not easily seen right now but the pipe can be checked with a camera. If needed, the developer may be required to replace the pipe.

There being no further business, the meeting was adjourned at 7:20 p.m.

John T. Keis, Mayor

Attest:

Christopher Heineman, City Administrator