

3B. Community Development Director’s Report

Council Action on/related to Commission Recommendations

- A. Consideration to approve a six-month extension of an amendment to Conditional Use Permit for accessory structure in an A-O (Agriculture/Open Space) District to accommodate an open, covered patio over existing outdoor entertainment space. Applicant: Monticello Country Club
Approved on consent agenda; consistent with Planning Commission approval.

- B. Consideration to adopt Resolution 2021-XX approving a Preliminary Plat and Final Plat for Deephaven 2 (2nd Addition), Development Agreement and Trail Easements and a Conditional Use Permit for cross-access with adjoining commercial property. Applicant: Deephaven Development LLC/Mark Buchholz
Approved on consent agenda; consistent with Planning Commission approval. Council also approved a vacation of temporary easement for trail in favor of new easements related to final trail configuration from the residential multi-family at Deephaven to the planned plaza in the northwest.

Chelsea Commons Small Area Plan

Work on preparation of the Chelsea Commons Small Area Plan is continuing with planning and engineering staff beginning to pull the varying components of the effort into a coordinated plan.

Since the time of the joint City Council, EDA, Planning Commission and PARC workshop on May 4th, the following benchmarks have occurred:

1. PARC meeting on June 2nd to detail landscape architecture and public space themes and gather recommendations
2. Completion of large vignette space concepts for gateways, Edmonson Avenue, bridges and plazas
3. Estimates of building square footages, unit counts, public space improvement quantities
4. Baseline, good and great packages for estimation purposes
5. Traffic counts, data analysis and draft traffic study preparation
6. Preliminary grading plan with lake levels and lowest floor elevations for development nodes determined
7. City Council and stakeholder workshop on June 23rd regarding the proposed re-configuration of Dundas Road.

It is anticipated that a “traveling” workshop will be making its way to the City’s various boards and commissions in early July for the next phase of the naming exercise for the area.

The schedule for the Small Area Plan anticipated a presentation of the Small Area Plan for adoption in June of 2021. However, with the addition of the grading/stormwater,

traffic and detailed financial components, the estimated completion date for the full plan is early August.

Upcoming Workshops and Special Meetings

- Monday, July 12th: Joint Planning and Council meeting on site at the Jameson/Malone/Rand/City site to familiarize members with the site. Previously, the City had considered a concept proposal for a portion of the property. It is recommended that the Planning Commission and City Council understand site conditions prior to future development requests.

Council Updates

Council Highlights – May

https://www.ci.monticello.mn.us/index.asp?SEC=F18BE4D0-0B7D-49F9-8773-D1B2526EE7D3&DE=A26929C1-0923-43F6-B35B-A93FB766197B&Type=B_BASIC

Council Connection – May

<https://www.ci.monticello.mn.us/AgendaCenter/ViewFile/Item/124?fileID=846>