



PARKS COMMISSION MEETING AGENDA
January 9, 2024
7:00pm

- 1) Call to Order**
 - a) Approval of Agenda
 - b) Oath of Office and Swearing in Parks Commissioners
 - c) Elect Chair and Vice Chair for 2024
 - d) Approval of Minutes of September 12, 2023
- 2) Business Items:**
 - a) **CLASS III SUBDIVISION PRELIMINARY PLAT:** Application from Saleem Karmaliani for a 2 lot subdivision of the property located at 3790 County Road 44; R-1 Low density single-family residence zoning district; PID# 26-117-24-31-0010.
- 3) Informational Items:**
 - a) Staff Reports
 - b) Council Reports
- 4) Adjournment**
 - *The agenda packet with all background material is located at the back table for viewing by the public.*
 - *Published agenda subject to change without notice.*
 - *Information and materials relating to the above items are available for review at city hall by appointment.*



PARKS COMMISSION MEETING MINUTES
September 12, 2023
7:00pm

1) Call to Order

Chair Vogel opened the meeting at 7:00 p.m.

In attendance: Commissioners: Chair Alyce Vogel, Jeff Reiser, Anna Randall, and Brett Hughes; Council Liaison: Mayor Lisa Whalen; City Staff: Senior City Planner Nickolas Olson.

Absent: Kelly Philipps and Hal Goldstein (Alternate 1).

a) Approval of Agenda

Motion by Reiser and seconded by Randall to approve the agenda as presented. Motion passed 4 - 0. Absent: Philipps and Goldstein.

b) Oath of Office and Swearing in Parks Commissioners

Mayor Whalen read the oath of office and swore in Commissioners Randall and Hughes.

c) Elect Chair and Vice Chair for 2023

Hughes nominated Vogel for chair.

Vogel nominated Reiser for vice chair. Reiser declined the nomination.

Randall nominated Hughes for vice chair.

Parks Commission voted 4 - 0 to nominate Vogel as chair and Hughes as vice chair for 2023. Absent: Philipps and Goldstein.

d) Approval of Minutes of November 9, 2022

Motion by Reiser and seconded by Vogel to approve the minutes from November 9, 2022 as presented.

Motion passed 4 - 0. Absent: Philipps and Goldstein.

2) Business Items:

a) Parks Capital Improvement Plan for 2024

Olson presented the staff report as found in the Parks Commission packet dated September 12, 2023.

Highlights from the presentation included:

- List of items recommended to be included in the 2024 Parks CIP:
 - LISLE PARK
 - Trail Mill and Overlay
 - Total Estimated Cost: \$ 95,000.00
 - LINDEN PARK
 - Trail Mill and Overlay

The City of Minnetrista will deliver quality services in a cost effective and innovative manner and provide opportunities for a high quality of life while protecting natural resources and maintaining a rural character.

- Total Estimated Cost: \$ 25,000.00
- SLOW CREEK PARK
 - Trail Coating
 - Total Estimated Cost: \$ 5,000
- MERZ MARSH PARK
 - Trail Coating
 - Total Estimated Cost: \$ 6,000

There was general discussion about park dedication fund and the proposed items for 2024.

Randall asked about any new park items in future years. Hughes noticed Lisle Park. Olson explained there is a planned playground in Lisle Park, but it is a large capital item. The Commission discussion funding options including grants and fundraising.

Randall and Hughes asked about a central park in the future. Hughes mentioned his involvement with the WRA Park down the road from City Hall. Olson mentioned there was a master plan for the City Hall campus developed with the recent comprehensive plan update, but that it would be costly to implement and likely would require funding outside of the park dedication fund.

Motion by Randall and seconded by Hughes to recommend the City Council consider the recommended City Parks for the 2024 Parks Capital Improvement as presented in the staff report.

Motion passed 4-0. Absent: Philipps and Goldstein.

3) Informational Items:

a) Staff Reports

Olson provided an update to the Parks Commission on the following items:

- Gene Lehner Park

b) Council Reports

Mayor Whalen provided an update to the Parks Commission on the following items:

- City Holiday Tree Lighting on November 30th
- 2023 Road Projects

4) Adjournment

Motion by Reiser and seconded by Randall to adjourn the meeting at 7:52 p.m.

Motion passed 4 - 0. Absent: Philipps and Goldstein.

Respectfully submitted,

Nickolas Olson

Nickolas Olson
Senior City Planner

CITY OF MINNETRISTA



PARKS COMMISSION AGENDA ITEM 2A

Subject: CLASS III SUBDIVISION PRELIMINARY PLAT:
Application from Saleem Karmaliani for a 2 lot subdivision of
the property located at 3790 County Road 44.

Prepared By: Nickolas Olson, Senior City Planner

Meeting Date: January 9, 2024

Overview: Saleem Karmaliani (the “Applicant”) has applied for a preliminary plat review of a 2 lot subdivision of the property located at 3790 County Road 44; R-1 Low density single-family residence zoning district; PID# 26-117-24-31-0010 (the “Property”).

Discussion: Pursuant to Minnesota Statutes, section 462.358, subd. 2b, the city requires all subdividers to dedicate to the city or preserve for public use as parks, recreational facilities, playgrounds, trails, open space or areas of natural and environmental significance a reasonable portion of the buildable land of the subdivision. The city council, at its discretion, may elect to require in lieu of land an equivalent cash payment based on the fair market value of the buildable land no later than the time of final subdivision approval. Any cash payment shall be placed in a special fund and used only for the purposes for which it was obtained, including the acquisition and development or improvement of the public park system or debt retirement in connection with land previously acquired.

As proposed, the following is a breakdown of the park dedication requirement:

- Zoned Density 2-3 unit/acre
- Gross Site Area 2.48 acres
- Proposed Density 0.8 units/acre
- Park Dedication Requirement 11% of land or land value

- Gross Site Area is 2.48 acres * 0.11 = 0.2728 acres of land; or
- Cash in lieu dedication would be 11% of the fair market value of the Property, with a maximum of \$25,000 per lot.

The Applicant did not include an appraisal with their application submittal, however County records show a taxable market value of \$2,731,800 assessed in 2023 and payable in 2024. In the past, city staff at times has been willing to start the park dedication requirement discussion with the County assessed value. At any rate, 11% of the County assessed value or an appraisal is likely to exceed the maximum fee of \$25,000 per lot.

Mission Statement:

The City of Minnetrista will deliver quality services in a cost effective and innovative manner and provide opportunities for a high quality of life while protecting natural resources and maintaining a rural character.

Therefore, with the proposed 2 lot subdivision, the Applicant would be looking at a cash-in-lieu fee of \$50,000. The Applicant is welcome to submit an appraisal for the City to consider if they feel it would change the required park dedication fee.

Conclusion: In review of the current Parks, Trails, and Open Space Plan, the Property is not located within an existing or planned park service area. Furthermore, the size of the parcel of land that would be required is only 0.2728 acres which does not provide enough space to develop a suitable park for this area. For those reasons, it would make sense for the Parks Commission to consider cash-in-lieu of land for the park dedication requirement.

Recommended Action: Motion to recommend the City Council accept cash-in-lieu of land in the sum of \$50,000 for the park dedication requirement for the proposed 2 lot subdivision at 3790 County Road 44.

Attachments:

1. Location Map
2. Park, Trails, & Open Space Map
3. Applicant Narrative
4. Proposed Preliminary Plat

Mission Statement:

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3790 County Road 44



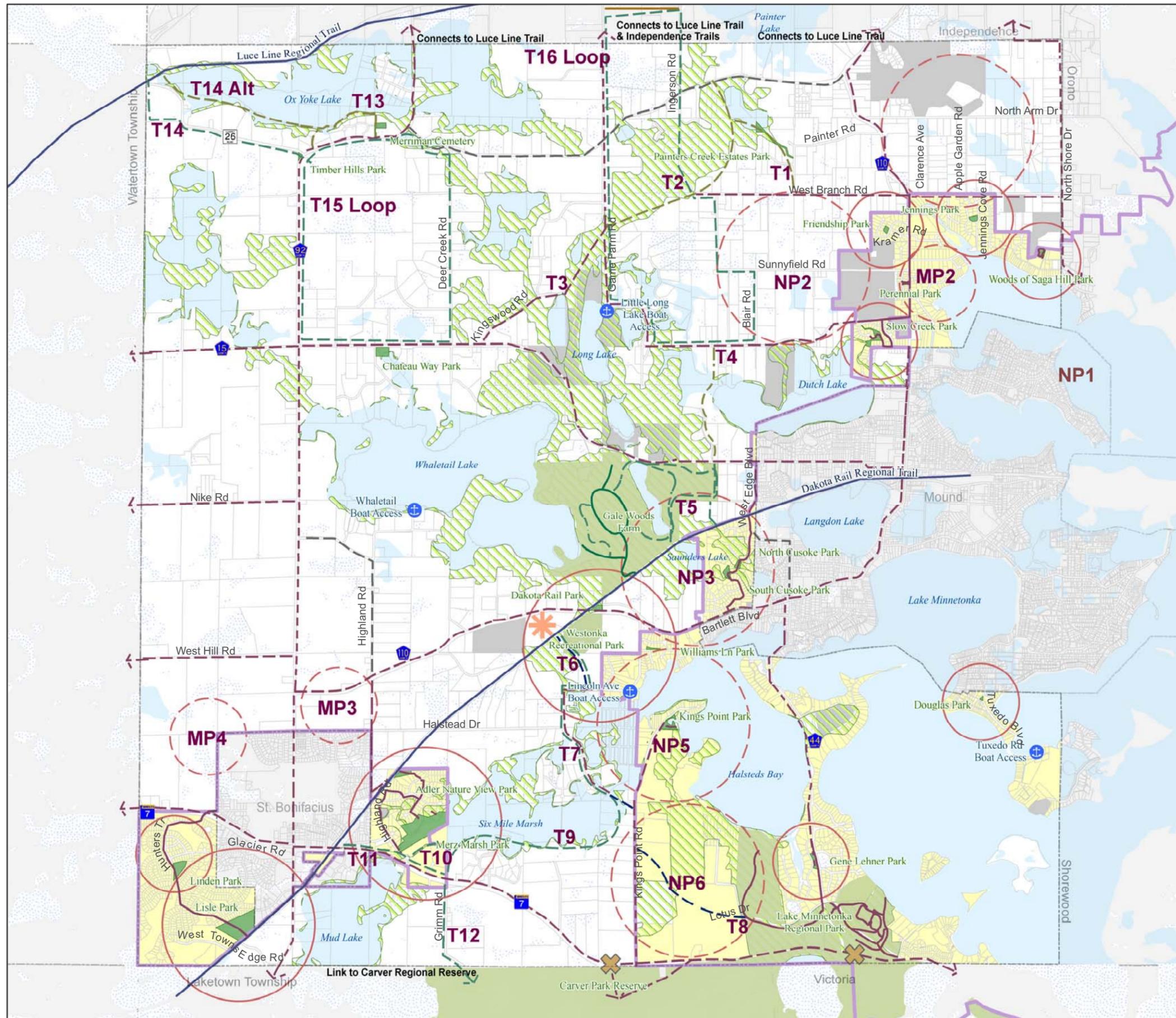
1 in = 100 Ft

-  City Boundary
-  Address Labels
-  Parcels





Minnetrista Parks, Trails, Open Space Plan Conceptual Master Plan Figure 4



Legend

Park Features

- Existing City Parks
- Regional Parks
- General Location of Planned Community Park
- Lake Access
- Existing Park Service Areas
- Planned Park Service Area

Trails

- Regional Trails
- Paved Trails
- Unpaved Trails
- Combined Trails
- Planned Paved Corridor Trails
- Planned Separated Paved Trails
- Planned Unpaved Trails
- Planned Combination Trails
- Planned Natural Trails
- Planned Road Shoulder Trails
- Grade-Separated Crossing

Land Use

- Urban Land Use
- Greenway Corridor
- Lakes
- Wetlands
- MUSA Line
- Parcel Boundaries



0 1 2 Miles



Subdivision of 3790 County Road 44

- a. A listing of contact information including name(s), address(es) and phone number(s) of: the owner of record, authorized agents or representatives, engineer, surveyor, and any other relevant associates;
 - a. Owner: Saleem Karmaliani – 612-559-2288. 2841 East Lake of the Isles Parkway, Minneapolis, 55408 - skarmaliani@hotmail.com
 - b. General Contractor: Sven Gustafson – 612-267-2670. 153 Lake Street East, Wayzata MN 55391
 - c. Surveyor: Advance Survey - Mimi Wrob, 952 474 7964 ext. 7428

- b. A listing of the following site data: Address, current zoning, parcel size in acres and square feet, property identification number(s) (PID), and current legal description(s);
 - a. 3790 County Road 44, Minnetrista MN 55364
 - b. 2.48 Acres, 108,036 Sq. ft.
 - c. PID#: 2611724310010
 - d. Reg. Land Survey No. 1589

- c. A listing of general information including: the proposed name of the subdivision, the number of proposed lots, acreage dedicated for open space or public use, acreage dedicated within rights of way;
 - a. Proposed name: Karmith Cove
 - b. 2 proposed lots

- d. An explanation of how issues have been addressed since the Sketch Plat phase of the development;
 - a. No issues were identified

- e. A narrative explaining the intent of the project and/or your original or revised vision for the finished product;
 - a. Intent is to divide the property into two conforming residential lots.

- f. A statement showing the proposed density of the project with the method of calculating said density shown;
 - a. The property will be divided into two conforming residential lots.

- g. A narrative addressing concerns/issues raised by neighboring properties (staff always suggests discussing your proposal with the neighboring land owners to get a sense of what issues may arise as your application is processed);
 - a. No issues have been raised.

- h. Discuss proposed infrastructure extensions (i.e. proposed roadways, sewer systems, water systems, sidewalks/trails, parking, etc);
 - a. Existing sewer line will be extended to serve the two properties. Private wells will serve the homes.

- i. i. A description of how conflicts with nearby land uses (livability, value, potential future development, etc.) and/or disturbances to wetlands or natural areas are being avoided or mitigated; 2 Preliminary Plat Procedure - Class III & PUD Subdivisions Written statements continued:
 - a. The properties will be conforming and in harmony with surrounding properties in size.

- j. j. Provide justification that the proposal will not place an excessive burden on roads (traffic), sewage, water supply, parks, schools, fire, police, or other public facilities/services (including traffic flows) in the area;
 - a. Only one additional property is being created.

- k. k. If applicable, provide a description of proposed lakeshore access (i.e. shared dock with multiple slips, individual docks for each lot, etc.);
 - a. Each property will have it's own lakeshore and private docks.

- l. l. A description of proposed parks and/or open space. Please include a brief statement on the proposed ownership and maintenance of said areas; and
 - a. N/A

- m. m. A proposed development schedule indicating the approximate date when construction of the project, or stages of the same, can be expected to begin and be completed (including the proposed phasing of construction of public improvements and recreational and common space areas).
 - a. Construction of one home will occur as soon as the construction drawings are complete – anticipated late this year – early 2024. The 2nd property will be developed shortly thereafter.

LEGAL DESCRIPTION:

Tract A, REGISTERED LAND SURVEY NO. 1589, Hennepin County, Minnesota.

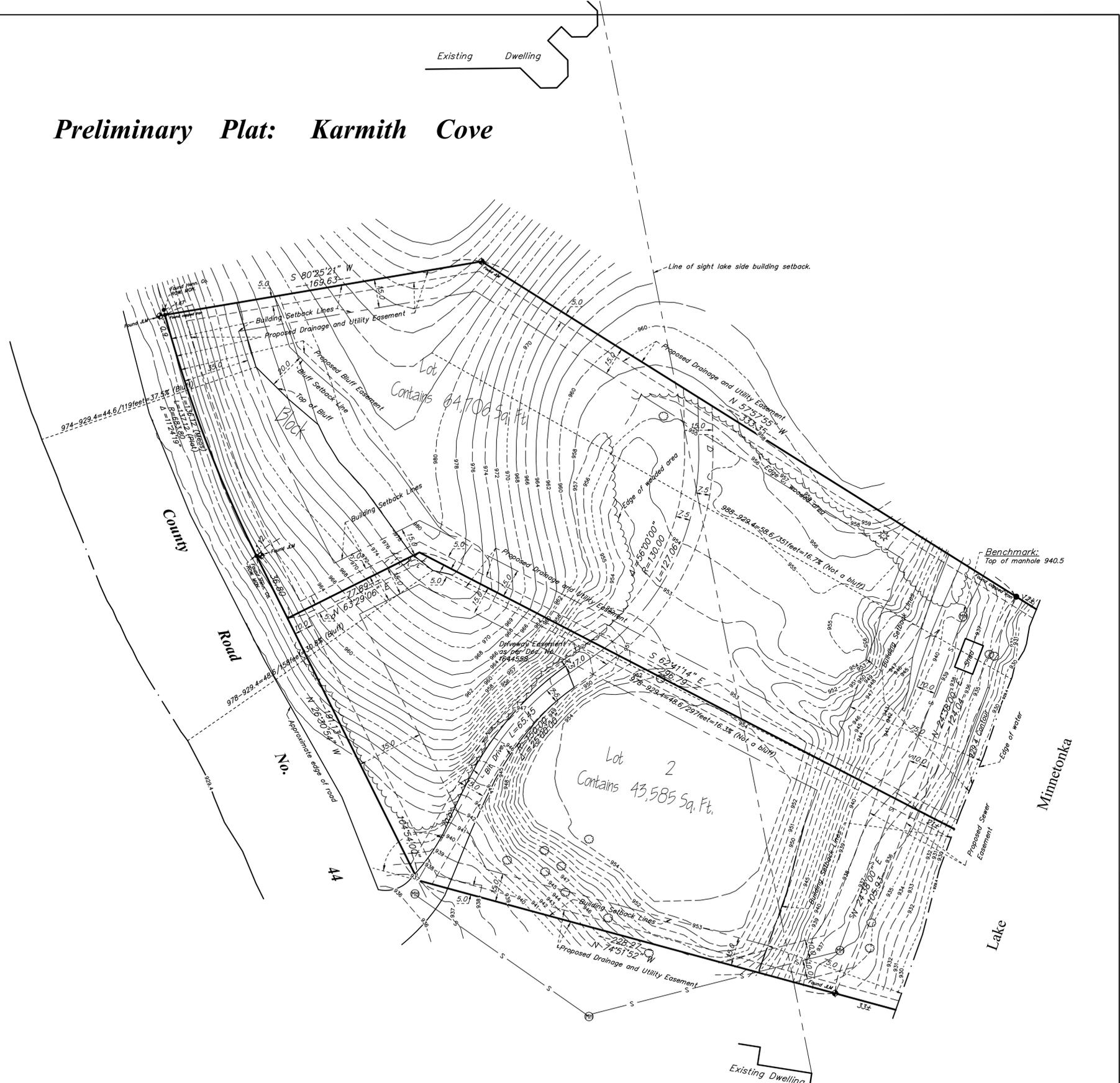
SCOPE OF WORK & LIMITATIONS:

1. Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
2. Showing the location of observed existing improvements we deem necessary for the survey.
3. Setting survey markers or verifying existing survey markers to establish the corners of the property.
4. This survey has been completed without the benefit of a current title commitment. There may be existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown hereon.
5. Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.
6. Showing elevations on the site at selected locations to give some indication of the topography of the site. We have also provided a benchmark for your use in determining elevations for construction on this site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the survey when determining other elevations for use on this site or before beginning construction.
7. Current zoning for the property is R-1 Low Density Single Family Residence.
8. Developer:
Stonewood, LLC
153 Lake Street East
Wayzata, MN 55391

STANDARD SYMBOLS & CONVENTIONS:

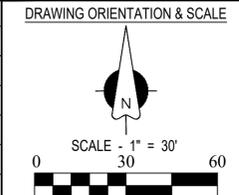
"●" Denotes iron survey marker, set, unless otherwise noted.

Preliminary Plat: Karmith Cove



LEGEND	
	= CATCH BASIN
	= GAS METER
	= FIRE HYDRANT
	= POWER POLE
	= MANHOLE
	= TELEPHONE PED.
	= ELEC. TRANSFORMER
	= WELL
	= GATE VALVE
	= LIGHT POLE
	= TREE
	= FENCE LINE
	= SANITARY SEWER LINE
	= WATER LINE
	= GAS LINE
	= STORM DRAIN LINE
	= OVERHEAD UTILITY LINE
	= CONCRETE SURFACE

DATE	REVISION DESCRIPTION
11/16/22	SHOW EASEMENT
9/11/23	ADD TOPO AND ADJACENT HOUSES
11/11/23	UPDATE TOPO
11/23/23	ADD DATA TO BRING THIS TO A PRELIMINARY PLAT
12/12/23	ADJUST LOT LINES.



CLIENT NAME / JOB ADDRESS

STONEWOOD, LLC

3790 COUNTY ROAD NO. 44
MINNETRISTA, MN

Advance
Surveying & Engineering, Co.

18202 Minnetonka Blvd., Suite 401
Deephaven, Minnesota 55391
Phone (952) 474-7964
Web: www.advsur.com

I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Thomas M. Bloom
42379
LICENSE NO.
OCTOBER 12, 2022
DATE

DATE SURVEYED: OCTOBER 11, 2022

DATE DRAFTED: OCTOBER 12, 2022

SHEET TITLE

PRELIMINARY PLAT

DRAWING NUMBER

230691 TB
REV 12 - 12

SHEET SIZE 22 X 34

SHEET NO.

S1

SHEET 1 OF 1