

# elm creek

## Watershed Management Commission

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### Regular Meeting Minutes June 8, 2016

I. A regular meeting of the Elm Creek Watershed Management Commission was called to order at 11:33 a.m., Wednesday, June 8, 2016, in the Mayor's Conference Room, Maple Grove City Hall, 12800 Arbor Lakes Parkway, Maple Grove, MN by Chairman Doug Baines.

Present were: Bill Walraven, Champlin; Jon Bottema, Corcoran; Doug Baines, Dayton; Bill Kidder, Maple Grove; Fred Moore, Plymouth; Ali Durgunoglu and Said Matan, Hennepin County Dept. of Environment and Energy (HCEE); Rich Brasch, Three Rivers Park District (TRPD); and Judie Anderson, JASS.

Not represented: Medina and Rogers.

Also present: Todd Tuominen, Champlin; Rick Lestina and Mark Lahtinen, Maple Grove; Ben Scharenbroich, Plymouth; and Brandon Elegert, Kimley-Horn, for Project 2016-022

A. Motion by Walraven, second by Moore to approve the **agenda**. \* *Motion carried unanimously.*

B. Motion by Walraven, second by Moore to approve the **minutes**\* of the May 11, 2016 meeting with the following correction to Item I:

~~Not represented: Rogers.~~

*Motion carried unanimously.*

C. Motion by Moore, second by Walraven to approve the **June Treasurer's Report and Claims**\* totaling \$16,242.83. *Motion carried unanimously.*

*[Bottema arrived 11:36 a.m.]*

II. **Open Forum.** No one wished to speak regarding items not on the agenda.

III. **Action Items.**

A. **2017 Operating Budget.**\* Staff revised the budget presented at the May meeting to show numbers outlined in the Third Generation Watershed Management Plan's Implementation Section adjusted for inflation and to delete the line item for the Ag Specialist. Motion by Moore, second by Walraven to approve the revised 2017 Operating Budget in the amount of \$421,614. *Motion carried unanimously.*

Motion by Moore, second by Walraven to approve **member assessments**\* totaling \$219,700. *Motion carried unanimously.*

B. **Project Reviews.\***

1. **2016-018 Cambridge Park, Maple Grove.\*** This project involves three large residential lots (16.4 total acres) located in the northwest corner of the intersection of County Road 30 and Lawndale Lane. The predominant land cover is woods and wetland. The site is proposed to be developed into 94 row townhomes. Staff's initial review determined the project was not in compliance with the Commission's requirements for stormwater management, erosion and sediment controls and buffer strips. Lestina discussed the use of bio-filtration structures on this project. He stated that the City does not have the personnel to maintain these structures and would prefer to see the incorporation of NURP ponds on site. The 15.99 deadline was extended by Staff to August 19, 2016. No action at this time.

\*in meeting packet

**2. 2016-019 Just for Kix, Medina.\*** This is a proposal to redevelop 2.2 acres from an existing residential lot to a new commercial facility located on State Highway 55. The applicant proposes to construct an 18,040 SF dance studio, 74-stall parking lot, two filtration basins, and related utilities. Currently, site drains directly into Elm Creek. The project was reviewed for compliance with the Commission's grading and erosion control standards, stormwater management standards, buffer and floodplain requirements. In their findings dated June 6, 2016, Staff approved this project with two conditions: a) a final electronic copy of the signed revised plans showing the revision dates must be submitted to the Commission and the City of Medina, and 2) the correct O&M plan agreement for the bio-filtration basins must be submitted to the Commission and the City and recorded within 90 days of the final plat approval.

While discussing this project it was noted that a portion of the project area appears to be within the City of Plymouth.

Motion by Moore, second by Bottema to approve this project with the conditions cited by Staff, and with the further condition that the City Engineer for the City of Plymouth must review the project and be in concurrence with the recommendations and that the City of Plymouth be inserted as a signer of the O&M agreement. *Motion carried unanimously.*

*[In advising the applicant of the Commission's decision, Staff learned that a portion of the project site was originally located within the City of Plymouth but that is longer the case. The cities went through the legal process of detaching that portion of the site from Plymouth and annexing it into the City of Medina. In February 2016 this detachment and annexation was approved and the site now is totally within the City of Medina. Proof of this action was provided to Staff. Hence, the third condition is unnecessary.]*

**3. 2016-020 Ryan Meadows, Rogers.\*** This is an existing 10-acre residential lot located south of 129th Avenue. The applicant proposes to develop 12 single-family residential lots with one outlot on approximately six of the ten acres. The existing home with approximately four acres will remain undeveloped at this time. Staff recommends the Commission accept their findings dated June 1, 2016, and approve the project contingent upon an operations and maintenance agreement being approved by the City and the Commission and recorded on the property title within 90 days after final plat recording. Motion by Moore, second by Walraven to approve this project as recommended by Staff. *Motion carried unanimously.*

The Commissioners expressed concern regarding encroachment into the wetland buffer in the case of a number of lots where back yard space is limited. This would be a management/regulatory concern for the City of Rogers. Motion by Moore, second by Walraven to refer this issue to the Technical Advisory Committee (TAC) for consideration as a Commission Standard. *Motion carried unanimously.*

**4. 2016-021 Diamond View Estates, Dayton.\*** This project involves four large residential lots on approximately 40 acres proposed to be developed into 73 residential lots. It is located on North Diamond Lake Road approximately one mile west of CSAH 12. A complete application was received May 3, 2016. In their findings dated June 6, 2016, Staff recommends approval contingent that, if the City of Dayton/homeowners are to maintain the ponds and the bio-filtration basin, an operation and maintenance plan agreement must be submitted for approval to the City of Dayton and the Commission and recorded within 90 days of the final plat approval. Motion by Moore, second by Walraven to approve this project subject to Staff's recommendation. *Motion carried unanimously.*

Brasch noted that the "Runoff Volume" column in the second table of the review should be corrected to reflect the fact that there will be no runoff volume reduction because the soils on the site are unsuitable for infiltration and there are no plans for stormwater re-use, etc. Therefore, the actual estimated change in average annual runoff volume is the difference between 43.2 AF/yr. under Pre-Development (Baseline) conditions and 79.4 AF/yr. for both the Post-Development without BMP's and the Post-Development with BMP's rows (since none of the BMP's that will be used incorporate volume reduction), so the value in the last column and bottom row should be +36.2 instead of -23.3.

It was recommended that the TAC meet to discuss how numbers on runoff volume are calculated when there is no volume control since there have been some inconsistencies in reporting this data.

**5. 2016-022 AutoZone, Maple Grove.\*** AutoZone is proposing to construct a 7,147 SF retail store located at the northeast corner of Garland Lane and 95th Avenue North (CR 30). The existing site is 1.36 acres, including some off-site area on the north. This parcel is being platted from the 87-acre Tri-Care property located at Garland Lane, north of 95th

\*in meeting packet

Avenue. During the last 15 years this site has been subject to conversion from a nursery, rough grading and stockpiling of dirt. The proposed development consists of the construction of a retail store, associated parking, landscaping, and a stormwater management facility (bio-filtration basin) to provide stormwater treatment and rate control. The project will create 0.74 acres of new impervious surface. Staff review was for compliance to the Commission's Third Generation SWMP requirements for erosion and sediment controls. In their findings dated June 1, 2016, Staff recommends approval of the project with the condition of recording an approved O & M Plan within 90 days of the final plat approval. Motion by Moore, second by Bottema to approve this project subject to Staff's recommendation. *Motion carried unanimously.* Staff will report back to the Commission regarding the status of the relationship between this project and the original grading plan for the Tri-Care project.

[Bottema departed 1:02 p.m.]

**6. 2016-025 Killarney Glenn Phase II, Maple Grove.\*** This is an existing 4.97-acre residential lot located north of 7700 Peony Lane. The applicant proposes to develop nine detached single family residential lots with associated parking, sidewalk and a stormwater management facility (bio-filtration swale). The project will create 0.53 acres of new impervious surface. Review was for compliance to the Commission's Third Generation Plan. In their findings dated June 2, 2016, Staff recommends approval with two conditions: 1) MnDOT's specification for bio-filter topsoil must be submitted, and 2) if the City of Maple Grove is not taking responsibility for maintenance of the bio-filtration swale, an operation and maintenance plan agreement for the bio-filtration swale must be submitted the City and the Commission. Motion by Moore, second by Walraven to approve this project subject to Staff's recommendation. *Motion carried unanimously.*

#### IV. Watershed Management Plan.

Descriptions of the projects revised or added to the CIP as part of the Minor Plan Amendment contingently approved at last month's Commission meeting have been provided to Hennepin County. The County has requested that its review deadline for the proposed plan amendment be extended to July 28, 2016.\* The schedule for Board action on the proposed amendment is as follows:

- Board Action Request (BAR) for amendment approval and maximum levy submitted to Department Administration - May 26
- Department Administration reviews and forwards BAR to Public Works Administration - June 23
- Public Works Administration reviews and forwards BAR to County Administration - July 5
- BAR is communicated to Board on July 12
- Board action on amendment - July 28

The Commission will conduct a public hearing at its September 14, 2016 meeting to take final comment on the projects proposed to be undertaken in 2017 and to certify its share of the project costs to Hennepin County.

#### V. Elm Creek Watershed-wide TMDL.

On May 26, 2016, Brooke Asleson, MPCA Project Manager, informed the Project Team that the public notice of the WRAPS and TMDL will be delayed slightly. The WRAPS document contained some corrupt links and odd linkages that MPCA's publications staff is working to resolve. Asleson will inform the team when they are ready to move forward.

#### VI. New Business.

#### VII. Communications.

#### VIII. Education.

The next WMWA meeting is scheduled for June 14, 2016.

#### IX. Grant Opportunities.

#### X. Other Business.

- A. Staff will request **Commissioner appointments** from Champlin and Corcoran.
- B. The following **projects** are discussed in the June Staff Report.\* ("W" denotes wetland project.)
  - 1. 2013-041 Jomico, Corcoran.
  - 2. 2013-046 Woods of Medina, Medina.

\*in meeting packet

3. 2014-015 Rogers Drive Extension, Rogers.
4. 2015-001 Highway 47/Troy Lane School, Plymouth.
5. 2015-004 Kinghorn Outlet A, Rogers.
6. 2015-006 Veit Building and Parking Lot Addition, Rogers.
7. 2015-013 Wayzata High School, Plymouth.
8. 2015-016 Brockton PUD, Plymouth.
9. 2015-020 Strehler Estates, Corcoran.
10. 2015-025 OP3 Outdoor Storage, Rogers.
11. 2015-030 Kiddiegarten Child Care Center, Maple Grove.
12. 2015-032 Rogers High School Auditorium Addition, Rogers.
13. 2015-038 Wealshire of Medina, Medina.\*
14. 2016-001 CSAH 115/CR 116 Reconstruction, Medina.
15. 2016-002 The Markets at Rush Creek, Maple Grove.\*
16. 2016-003W Park Place Storage Wetland Replacement Plan, Corcoran.
17. 2016-004 Park Place Storage Site Plans, Corcoran.
18. 2016-005W Ravinia Wetland Bank, Corcoran.
19. 2016-007W Beacon Academy, Corcoran.
20. 2016-014 Balsam Apartments, Dayton.
21. 2016-017 The Preserve at Meadow Ridge, Plymouth.\*
22. 2016-018 Cambridge Park, Maple Grove.
23. 2016-019 Just for Kix, Medina.
24. 2016-020 Ryan Meadows, Rogers.
25. 2016-021 Diamond View Estates, Dayton.
26. 2016-022 AutoZone, Maple Grove.
27. 2016-023 Tri-Care, Maple Grove.
28. 2016-024 Dunkirk Gateway, Plymouth.
29. 2016-025 Killarney Glenn 2nd Addition, Maple Grove.

**C. Adjournment.** There being no further business, motion by Walraven, second by Moore to adjourn. *Motion carried unanimously.* The meeting was adjourned at 1:15 p.m.

Respectfully submitted,



Judie A. Anderson  
Administrator

JAA:tim

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\*in meeting packet