

DUNDAS PLANNING COMMISSION REGULAR MEETING AGENDA Thursday, April 18, 2024 7:00 p.m. City Hall

- 1. CALL TO ORDER
 - a. Roll Call
- 2. PUBLIC FORUM/PRESENTATIONS (non-agenda items)
- 3. APPROVAL OF AGENDA
- 4. APPROVAL OF MINUTES
 - a. Public Hearing and Regular Minutes of January 22, 2024
- 5. REGULAR AGENDA
 - a. Consider Concept Plan Application for Hosanna Church Northfield
- 6. ADJOURN



DUNDAS PLANNING COMMISSION Public Hearing and Regular Meeting Minutes Monday, January 22, 2024 6:00 PM City Hall

Present: Chair Grand Modory, Commissioners, Bruce Morlan, Luke LaCroix, Luke Swartwood,

Glenn Switzer Absent: Larry Alderks

Staff: City Planner Nate Sparks, City Administrator Jenelle Teppen

CALL TO ORDER

Chair Modory called the Dundas Planning Commission Public Hearing and regular meeting to order at 6:00 p.m. A quorum was present

PUBLIC FORUM/PRESENTATIONS (non-agenda items)

APPROVAL OF AGENDA

Motion by Morlan, second by LaCroix, to approve agenda. MCU

APPROVAL OF MINUTES

Motion by Swartwood, second by LaCroix to approve the public hearing and regular meeting minutes of August 28, 2023. MCU

PUBLIC HEARING

- A. Consider Comprehensive Plan Amendments Related to the City's Updated Transportation Plan.
 - i. Open Public Hearing
 - ii. Staff Presentation
 - iii. Public Comment
 - iv. Close Public Hearing

Open Public Hearing: Chair Modory opened the public hearing regarding Comprehensive Plan Amendments Related to the City's Updated Transportation Plan at 6:10 p.m.

City Planner Nate Sparks stated that the updated transportation plan if/when adopted by the City Council will be incorporated into the City's Comprehensive Plan.

The Transportation Plan component of the Comprehensive Plan looks at all modes of transportation including, arterial roads, minor arterial and collector roads; trails, sidewalks and bike activity plans - or non-automotive transportation needs.

Chair Modory closed the Public Hearing at 6:16 PM.

B. Land Use/Action Items

A. Consider recommendation to City Council regarding Comprehensive Plan Amendments Related to the City's Updated Transportation Plan.

Planning Commission members suggested a few modifications to the plan.

Motion by Switzer, second by Morlan to recommend the Transportation Plan to the City Council. MCU

B. Other Business

ADJOURN

Motion by LaCroix, second by Modory to adjourn the meeting at 6:36 p.m.

Minutes prepared by Jenelle Teppen, City Administrator/City Clerk



EDA MEMO

TO: Dundas Planning Commission

Jenelle Teppen, City Administrator

FROM: Nate Sparks

DATE: April 12, 2024

RE: Hosanna Church Concept Plan

BACKGROUND

Hosanna Church Northfield has made an application for a concept plan review to consider a potential development located east of Highway 3, west of Eaton Avenue, and south of County Road 20. The development includes a church, retail store, and two multi-family housing buildings.

PROPOSED PROJECT

The applicant has provided a narrative about the project, which is attached. Generally, they wish to place a church, a "retail discount store for building materials," a senior apartment building, and a senior co-op building. They state that the first phase will be the church and the retail building.

ANNEXATION AGREEMENT

The property in question is located in the Orderly Annexation Area and would require annexation to be developed. It is noted that the future use of the property is to be Commercial within the annexation agreement.

COMPREHENSIVE PLAN

The area along Highway 3 is guided for both a "Highway Commercial" and a "General Commercial" Land Use. The frontage on Highway 3 is intended to be "Highway Commercial" which corresponds to the City's B-2, Highway Commercial Zoning District. The area off the highway is "General Commercial" which allows for B-3 Zoning.

This area is guided for a Highway Commercial land use. The Comprehensive Plan states that areas guided Highway Commercial that are not visible from the Highway frontage may be reguided as General Commercial.

ZONING

The property would need to be rezoned in a manner consistent with the Comprehensive Plan upon annexation. The intent would be that buildable area fronting Highway 3 would be B-2, Highway Commercial. The area behind could be zoned B-2 or B-3, General Commercial.

The B-3 District allows for churches as a conditional use, provided the church is accessed from a collector road. Eaton Avenue is proposed as a future minor collector.

The residential component would require an amendment to allow for multi-family housing and/or senior housing within the B-3 District.

CONCEPT PLAN REVIEW

Environmental Review

The Concept Plan appears to require an environmental assessment worksheet (EAW) to be completed.

Streets & Access

Eaton Avenue is currently a Township Road and the portion of Eaton adjacent to the site would need to be built to City standards with any development.

The intersections of Highway 3, County Road 20, Eaton Avenue, and 115th Street will all need realignment in the future. The applicant is depicting the future realignments properly on their concept plan. Staff would recommend that the applicant acquire the property to make the western portion of the future Eaton Avenue/County Road 20 intersection.

The applicant is proposing the assisted living facility to be accessed via a private drive system. This may require a public street, which would then serve the property to the south, in the future.

Utilities

The applicant needs to identify how the site will be served by sanitary sewer and water. The City's plans require a lift station in this area. Sewer and water stubs to the neighboring properties will be required.

Grading & Drainage

A grading plan will be required. The grading for the site will need to account for the floodplain and wetlands.

Site Layout

The concept plan depicts usage of a portion of the site. The remainder of the site will need to be conceptually planned for the requisite commercial uses to ensure that the property can be used for these purposes.

STAFF COMMENTS

The principal concerns with development in this area include the realignment of the roads as they approach Highway 3. The current condition with an X shaped intersection with two local and one county road all converging in one location does not meet standards to accommodate development to the south or east. This development would need to assist in its portion of these improvements. Eaton Avenue will need to be upgraded to City standards, if necessary.

Secondarily, the Comprehensive Plan calls for Commercial uses in this area. The B-3 Zoning allows for churches but not housing. If the Planning Commission finds that the portion of this property that is a tier off the highway is appropriate for the B-3 Designation, it would be appropriate to alter the land use map.

The residential uses are not currently permitted in the B-3 District. If the Commission finds that housing with services or multi-family residential is appropriate for the B-3 District, a zoning amendment could be considered. The OAA calls for this area to be commercial.

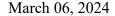
Streets and utilities will need to be integrated from this site to the remainder of the site and also to the property to the south.

The applicant will need to demonstrate conformance with the Cannon River Overlay and with all floodplain and wetland regulations.

REQUESTED ACTION

The Planning Commission should review the plan and provide comments to the applicant. The main areas of discussion are:

- Appropriateness of B-3 Zoning within this area
- Allowance of multi-family within the B-3
- Proposed uses
- Usability of remainder of the property for B-2 uses





Project Narrative For: Proposed New Development at Hwy 3 and County Road 20

User: Hosanna Church 205 2nd St South Dundas, MN 55019

Applicant: APPRO Development 21476 Grenada Avenue Lakeville, MN 55044

Hosanna Church at their current location in Dundas (205 2nd Street South) has been serving the community for the past 5 years (prior to this as Rejoice Church) and has a growing congregation. Due to this growth and the limited size of their current property, they have been in the market for a larger property in Dundas. Hosanna has been looking for locations in Dundas that would help them expand their faith-based operations beyond the church itself. The search has led them to the Chester family farm located on the east side of Highway 3. Hosanna has an agreement in place to purchase the Chester Farm property, which would allow them to expand their presence in the Dundas area by constructing a faith-based development at the southeast corner of the Highway 3 and County Road 20.

The intention of the faith-based development is to bring more than just a larger church to community. The other intended uses that would form this development would include:

- 1. Church The church would include a 450-500 seat worship center, youth education spaces, adult learning spaces, and care group gathering spaces. The church would continue their Sunday services in this location, making that the busiest day at the site. They would also continue with their weekday evening gathering at this location. This facility is anticipated to be approximately 30,000-35,000 square feet in size.
 - a. Website for additional information on the church: Hosanna! Church
- 2. Heart Ministry/Heartland Outlet This use includes a retail discount store for building materials, which is Heartland Outlet. The Heart ministry is dedicated to community donations of building materials in the effort of disaster relief throughout the Minneapolis/St. Paul metro area and nationally for those impacted by a natural disaster. This facility is anticipated to be approximately 40,000 square feet in size.
 - a. Website for additional information: Heart ministry / Heartland Outlet
- 3. Senior Living This component includes independent living, assisted living, and memory care units as part of its facility. This use is anticipated to include 100 living units.

- a. Website for additional information: Fountains at Hosanna.
- 4. Senior Co-op This component of the development is senior living, 62+, where the residents own their home. The co-op includes a monthly fee that covers operating costs, maintenance and repairs for community grounds and shared spaces and members' homes. This facility is anticipated to include 80 units.
 - a. Website for additional information Estoria co-op
- 5. Green Space Amenity A shared green space will be constructed to provide a shared amenity for the congregation and residents of the development.

The proposed development would be a phased development. Phase one would be to build a church sized to accommodate the growing congregation. The other uses, Heartland Ministries, senior co-op and memory care would follow. The remaining land, not required for development, would be put up for sale to enable other commercial development opportunities. It is the hope and vision that this project will spur additional interest and commercial activity at the corner of Highway 3 and County Road 2.

Through conversations with City staff, we are aware of the planned public roadway improvements that will occur adjacent to the planned development and will continue to work with staff on the planned access to the proposed development. Driveway access to the development is planned to come off of Easton Avenue, with internal private roadways to connect the proposed uses. It is intended that the uses would be grouped together, creating a campus feel, and would share access and parking. Similar to the current Hosanna Church, the traffic load onto the existing roadways would be heaviest on Sunday mornings, before and after service. Peak traffic impacts from the other uses are anticipated to be more limited and will normally be staff/workers coming and going from the facility.

We are aware of the need to annex the property into the City of Dundas and amend the comprehensive plan for the proposed uses. However, before investing the resources required to prepare the architectural and engineering documents required for these applications, we would like to gauge the public input and support for the project.

As a member of the growing Dundas community, we appreciate the opportunity to present our vision of a faith-based development to Dundas to expand the offerings to the community. If you have questions or need assistance please contact me at 952-469-2171.

