

**SPRING HARBOR NEIGHBORHOOD ASSOCIATION (SHNA)**

**BOARD MEETING**

**7:00 P.M. Tuesday, January 9, 2018**

**Dale Heights Church**

**Approved Minutes**

Introductions and roll call

- Board members in attendance: Aaron Crandall, Barb Schultz-Becker, Stan Fuka, Mary Beth Dunning, Liz Freitick, Janet Loewi, Joan Martin
- Others in attendance: Nancy Ellison, Stewart Ellison, Herman Felstehausen, Fran Beach

Approval of meeting minutes

Approval of October and November minutes postponed.

Guest: Tom Degen, developer of the former Perkins lot, 5237 University Avenue

This is the third time that Mr. Degen has presented proposed development ideas for this site. Mr. Degen said that these plans incorporated the feedback he got from the Planning Commission at the first presentation he made to the group. Mr. Degen stated that this project was still early in the city's approval process.

Mr. Degen reviewed two new proposed plans for the site, one designed for retail/residential land use, the other showing a medical use building. Mr. Degen distributed a detailed handout that compared the features of each design. The handout also covered the safeguarding of Well #14.

Residential version:

- 3 floors of residential, 90 units, primarily 2 and 3 bedrooms, market rates
- Substantial sized restaurant
- Parking underground for residents, with surface parking for commercial and residential use
- Landscaping

Medical version:

- 90,000 sq. ft. building
- Parking garage and parking lot
- Close to street as favored by Planning Commission
- An existing culvert close to the hampers design/placement of the entrance/exit. Not sure if the culvert is within the easement

Per Mr. Degen, the Planning Commission is not showing much interest in the residential version, and considers the residential buildings to be set too far back, the mindset being the residential buildings that are not visible from the street tend to fall into neglect more quickly. Mark Clear suggested that if Mr. Degen thinks this street-front issue will be hard to fix, that this problem should be incorporated into the medical version to highlight the design difficulty of working around. Need to pin down the width of the easement, though, before making this argument.

It appeared obvious from the comments and questions from those present at this meeting that the residential plans were more favored. Mr. Degen said that the Spring Harbor Neighborhood Plan states that SHNA favors development that brings in employment opportunities and he sees this as contradictory to the opinions expressed at this meeting and another recent presentation to residents of the neighborhood. Mark said that SHNA could amend the plan to show a change in preferred land use, or if there is not enough time for this process, the strong letter of support for the residential version from the neighborhood association would be helpful.

Stewart Ellison reviewed a memo that he had written to Aaron as SHNA Board president, that summarized a presentation that Mr. Degen had given to group of interested residents. A resident from the Trillium neighborhood was there and said that the neighbors he talked support the residential version because there would be less light pollution and there is a 40 ft. green buffer zone between the Degen development and the Trillium. He added Trillium residents would like to see a playground (since there is none in

the Trillium development) and a green buffer. There was a question about planting the buffer zone and a walking path through the area.

There was a short discussion about how to get more resident input on the proposed plans. Stewart said Mr. Degen offered to pay for a mailing that would give residents information on how to give their input on the two versions of the plan. Bill recommended a public meeting and there was agreement that this was a good idea. Mark Clear and Mr. Degen will organize this meeting, most likely at Dale Heights Church. Date and time to be determined.

There was further discussion about how to address the issue of the neighborhood plan not directly stating support of residential development, which contradicts the voiced, current support of the Degen mixed use plan. There were differing opinions voiced about the need to amend the neighborhood plan. One suggestion was to address this issue at the public meeting and present the idea of adding the land use aspect to the neighborhood plan to start the discussion.

Mr. Degen said that ultimately it is the Planning Commission's decision to approve a development plans.

#### Announcements, Updates, Good works

Faith Fitzpatrick said she did an interview with Minnesota Public Radio about road salt use and Well 14.

#### Planning Committee Update

The Board voted Stewart Ellison as the chair of the SHAN Planning Committee, replacing Herman Felstehausen. The committee members are Stewart, Herman, Roy Christianson, Nancy Ellison, Faith Fitzpatrick, Linda Layman, and Jussi Snellman.

Stewart reviewed his list of current residential and commercial projects (document entitled Construction-Development-Spring Harbor-List-January 9, 2018).

#### County Supervisor Update

Jeremy Levin said there were no changes to his November report. He will continue to the Health and Human Needs committee chair for two more years. The Messner property on East Washington will be developed into a five-story apartment building for homeless veterans.

#### City Alder Report

Mark Clear said the Brennan's site redevelopment plan was approved with no discussion. There is a community gardens committee tasked with finding much more community garden space. Indian Hills Park is being considered as a site. If it is chosen there will be a complete redesign of the park, including the playground (which is already slated to get new equipment). Aaron will send Mary Beth the link to a survey about potential new community garden spaces to send to the listserv.

#### Treasurer's Report

Bill presented two reports. One was a year-end report for 2017. Expenditures were \$2,000 less than expected. The report was approved by voice vote. Bill presented a proposed 2018 budget. Changes should be sent to Bill and the budget will be voted on at the February meeting.

Meeting adjourned at 8:45pm

Date of next meeting – Tuesday, February 13

Minutes submitted by Mary Beth Dunning