

AGENDA
PUBLIC HEARING
AND
REGULAR PLANNING COMMISSION MEETING
January 12, 2021 - 7:00 P.M.
9180 Lexington Avenue, Lexington, MN

1. CALL TO ORDER PUBLIC HEARING

- A. Roll Call: Vice Chairperson Vanderbloomer, Commissioners Bautch, Koch, Murphy, and Thorson

Public Hearing The purpose of the Public Hearing is to consider a request for a Planned Unit Development (PUD) and the review of a preliminary plat for 8951, 8953, and 8955 DuWayne Ave. – Legal Description: Section 35, Township 31, Range 23. These requests for consideration will be to accommodate the redevelopment of these properties and construct a 39-Unit market rate apartment complex – Ephesians Phase II.

Memo from City Administrator:

pg. 1-31

1. Architectural rendering of Ephesians Phase 2
2. Application for Consideration of Planning Request
3. Public notice – Quad Press and sent to surrounding property owner's – 350 ft. (per City Code Section 11.20 (Subd. 4 – Zoning Amendments)
4. Map and list of surrounding property owner's notified.
5. Ephesians Phase 2 Site Plans and Preliminary Plat
6. Staff memos from:
 - a. Kurt Glaser, City Attorney
 - b. Steve Winter, City Engineer , Chris Janson, Planner MSA Consultants–
 - c. Gary Grote, Fire Chief

- B. Representatives for Ephesians Phase 2 will provide a presentation on their proposed development and application for zoning requests.**

2. ADJOURNMENT OF PUBLIC HEARING

REGULAR PLANNING COMMISSION MEETING

1. CALL TO ORDER
 - C. Roll Call: Chairperson VanderBloomer, Commissioners Bautch, Thorson, Koch and Murphy
2. CITIZENS FORUM
3. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS
4. LETTERS AND COMMUNICATION
 - A. Building Permits for December 2020 pg. 32-35
5. APPROVAL OF PLANNING COMMISSION MINUTES
 - B. December 8, 2020 pg. 36-37
6. DISCUSSION ITEM:
 - A. Recommend to the City Council to approve a Preliminary Plat for Ephesians At Lexington 2 lying within Section 35, Township 31, Range 23.
 - B. Recommend to the City Council to approve a Planned Unit Development (PUD) for Ephesians At Lexington 2 lying within Section 35, Township 31, Range 23 subject to the approval of the Preliminary Plat for all lot parcels.
 - C. Recommend to the City Council to approve the vacation of DuWayne Ave. subject to the approval of the Preliminary Plat for all lot parcels.
7. NOTE COUNCIL MINUTES:
 - A. December 3, 2020
 - B. December 17, 2020 meeting cancelled pg. 38-41
8. PLANNING COMMISSION INPUT
9. ADJOURNMENT

To: Planning and Zoning Commission
From: Bill Petracek, City Administrator
Date: January 6, 2021
Re: Public Hearing – Ephesians Phase 2

Enclosed in the packet you will find an Application for Consideration of Planning Request for the development of Ephesians Phase 2 submitted by Tim and Karen Harmsen along with supporting documents to be considered by the Planning Commission at the January 12th public hearing.

Documents submitted and enclosed:

1. Architectural rendering of Ephesians Phase 2
2. Application for Consideration of Planning Request
3. Public notice – Quad Press and sent to surrounding property owner's – 350 ft. (per City Code Section 11.20 (Subd. 4 – Zoning Amendments)
4. Map and list of surrounding property owner's notified.
5. Ephesians Phase 2 Site Plans and Preliminary Plat

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City of Lexington

9180 LEXINGTON AVENUE • LEXINGTON, MINNESOTA 55014 • (763) 784-2792 • FAX (763)785-8951

APPLICATION FOR CONSIDERATION OF PLANNING REQUEST

Street Location of Property: **8951, 8953, 8955 Duwayne Avenue**

Legal Description of Property: **Section 35, Township 31, Range 23**

Owner:

Name: **Tim & Karen Harmsen**

Phone: **(612) 718-0476**

Address: **1112 6th Street SE** City: **Minneapolis** State: **MN**

Zip: **55414**

Applicant (If Other than Owner):

Name: **RHET Architecture (Rhet Fiskness)**

Phone: **(701) 388-2867**

Address: **27 11th Street** City: **Fargo** State: **ND**

Zip: **58103**

Type of Request: ☐ Variance ☐ Conditional Use Permit ☐ Rezoning ☐ Zoning Permit
☐ Minor Subdivision ☐ Major Subdivision ☒ Planned Unit Development
☒ Preliminary Plat ☐ Final Plat ☐ Grading Permit ☐ Site Plan Review

Description of Request:

1. Vacate 5' Public Utility easements running E-W & N-S along SE corner of site. Vacate 5' Public Utility easement running E-W through site along N wall of existing building number 8955. Vacate Public Street easement running N-S along E side of DuWayne Avenue.
2. Convert DuWayne Avenue from a public street to a private drive.
3. Add 10' Drainage & Utility easement around perimeter of site.
4. Addition of 6 parking spaces along N end of site to encroach the 25' front yard setback. Include landscape buffering to mitigate aesthetic deficiencies of a parking lot.
5. Replacement of parking lot along West side of building within setback.
6. Expansion of 'NURP' pond to manage stormwater for both Ephesians I & Ephesians II

PUD - table	REQUIRED	EXISTING	PROPOSED	EPHEISIANS I	REFERENCE
7. ZONING	R-4	R-4	R-4 w/ PUD	R-4	zoning map - 2019
8. UNITS / ACRE	20 DU / acre	18 DU / acre	44 DU / acre	56 DU / acre	table 11.33
9. PRKNG SPACE DIM.	9'x20'	Varies	*9'x18'	9'x18'	subd. 22.B.a
10. PARKING SPACES	2 / unit	1.75	1.74	1.56	subd. 22.I.1

City of Lexington

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Reason for Request:

This application is to address easements, property lines, water retention and setbacks of the existing properties to make a new 39 Unit apartment feasible.

Present Zoning Classification: ***R-4 → R-4 (No change)***

Existing Use of Property: ***3 apartments totaling 16 units***

Has a permit for a rezoning, variance, appeal or conditional use permit on the subject site or any part thereof been previously sought? ***Unknown*** When? ***Unknown***

DISCLAIMER

The fee charged for rezoning, variance, appeal or conditional use permit is nonrefundable. Upon signing below the applicant is acknowledging they have read and understand this.



Signature of Applicant

11/24/2020

Date



RHET ARCHITECTURE
27 11th STREET S.
FARGO, ND 58103
PHONE: (701) 388-2867
EMAIL: RHET@RHET-ARCH.COM
WEB: WWW.RHET-ARCH.COM

Date: 11/24/20220

Re: Planned Unit Development Proposal for Ephesians II Apartment

To: City of Lexington
Attn: Bill Petracek, City Administrator
Lexington City Hall
9180 Lexington Avenue
Lexington, MN 55014
Ph: 763-231-9444

CC: Dinkytown Rentals
Attn: Tim Harmsen
1112 6th Street SE
Minneapolis, MN 55414
Office: 612-718-0476
Email: timharmsen63@gmail.com

To whom it may concern,

Tim and Karen Harmsen wish to thank The City of Lexington and all of the city associates, professionals and elected officials that have supported their success in bringing light and comfort to the area and to their tenants.

This letter hopes to address all required components outlined in Ch. 11 of the City of Lexington's Ordinance regarding the Planned Unit Development (PUD). This in succession with drawings and documents provided by Rehder & Associates, Inc as well as RHET Architecture address all items outlined by that ordinance. Additional information will be provided to the City of Lexington on an as needed basis to fulfill any outlying requirements.

All parcels of land making up the Ephesians at Lexington II are currently owned by Tim and Karen Harmsen. The development will ultimately be owned by the Harmsen's with management of the Apartments provided by Dinkytown Rentals LLC.

Tim and Karen have owned apartments in Lexington for more than 13 years. Their record of property maintenance and responsiveness to the City and to local authorities is well preceded. Their most recent apartment homes, The Ephesians at Lexington, is a stabilized building that has beautified and energized an area of Lexington that was considered blighted by many.

The new PUD will bring more of the same by removing three "blighted" buildings that have been continual problems for the City and local law enforcement. These buildings will be replaced with The Ephesians at Lexington II, offering the Harmsen's style of upscale, yet sensibly priced, modern living to families and individuals.

The demographic we serve has been, and continues to be, very diverse. Young families starting out in life, individuals and couples seeking stable housing, families and individuals in transition and seniors moving on from the responsibilities of home ownership.

The precedent of care and maintenance set by Dinkytown Rentals will continue in this project as they will be maintaining the building and grounds.

The intention is to break ground in early 2021 with completion by 03/31/2021 and stabilization by the end of 2021.

On behalf of Tim & Karen Harmsen,
Sincerely,

Rhet Fiskness, AIA

Date: 11/24/2020

Re: PLAT & PUD Summary for Ephesians II Apartment

To: City of Lexington
Attn: Bill Petracek, City Administrator
Lexington City Hall
9180 Lexington Avenue
Lexington, MN 55014
Ph: 763-231-9444CC: Dinkytown Rentals
Attn: Tim Harmsen
1112 6th Street SE
Minneapolis, MN 55414
Office: 612-718-0476
Email: timharmsen63@gmail.com

Greetings,

Tim and Karen Harmsen wish to thank The City of Lexington and all of the city associates, professionals and elected officials that have supported their success in bringing light and comfort to the area and to their tenants.

This letter hopes to summarize all requests made in this PLAT and Planned Unit Development (PUD) as outlined in Ch. 11 of the City of Lexington's Ordinance. Please see attached drawings for supplemental information and a condensed list below for a summary of the proposed changes,

1. Vacate 5' Public Utility easements running E-W & N-S along SE corner of site. Vacate 5' Public Utility easement running E-W through site along N wall of existing building number 8955. Vacate Public Street easement running N-S along E side of DuWayne Avenue.
2. Convert DuWayne Avenue from a public street to a private drive.
3. Add 10' Drainage & Utility easement around perimeter of site.
4. Addition of 6 parking spaces along N end of site to encroach the 25' front yard setback. Include landscape buffering to mitigate aesthetic deficiencies of a parking lot.
5. Replacement of parking lot along West side of building within setback.
6. Expansion of 'NURP' pond to manage stormwater for both Ephesians I & Ephesians II

PUD - table	REQUIRED	EXISTING	PROPOSED	EPHEISIAN I	REFERENCE
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10. PARKING SPACES	2 / unit	1.75	1.74	1.56	subd. 22.I.1

NOTES

* Increasing 24' drive lane to 26' drive lane

On behalf of Tim & Karen Harmsen,
Sincerely,



Rhet Fiskness, AIA

**PUBLIC NOTICE
CITY OF LEXINGTON
COUNTY OF ANOKA
STATE OF MINNESOTA**

TO WHOM IT MAY CONCERN:

Notice is hereby given, the Lexington Planning and Zoning Commission will be conducting a Public Hearing on Tuesday, January 12, 2021 at 7:00 p.m. in the Lexington City Council Chambers, Lexington City Hall, 9180 Lexington Avenue, Lexington, MN 55014.

The purpose of the Public Hearing is to consider a request for a Planned Unit Development (PUD) and the review of a preliminary plat for 8951, 8953, and 8955 DuWayne Ave. – Legal Description: Section 35, Township 31, Range 23, and amend the 2030 Comprehensive Plan. These requests for consideration will be to accommodate the redevelopment of these properties and construct a 39-Unit market rate apartment complex – Ephesians Phase II.

Description of Request:

1. Vacate 5' Public Utility easements running E-W & N-S along SE corner of site. Vacate 5' Public Utility easement running E-W through site along N wall of existing building number 8955. Vacate Public Street easement running N-S along E side of DuWayne Avenue.
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5. Replacement of parking lot along West side of building within setback.
6. Expansion of 'NURP' pond to manage stormwater for both Ephesians I & Ephesians II
7. Construction of a new apartment building in accordance with PROPOSED variances from City Regulations as listed in the table below:

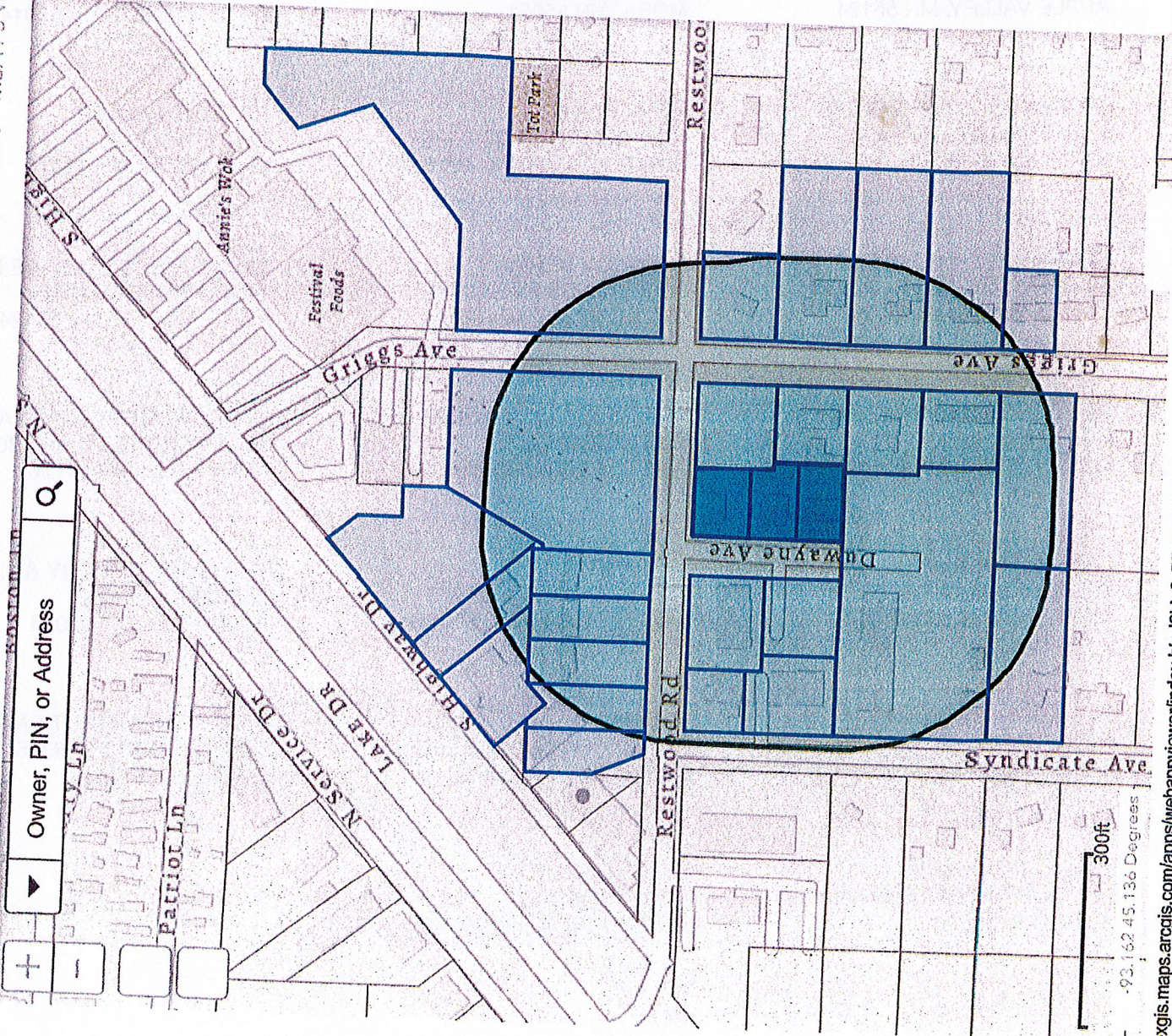
PUD - table	REQUIRED	EXISTING	PROPOSED	REFERENCE
7. ZONING	R-4	R-4	R-4 w/ PUD	zoning map - 2019
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10. PARKING SPACES	2 / unit	1.75	1.74	subd. 22.1.1

Anyone wishing to make comments or if you have questions on the requested Planned Unit Development (PUD), or preliminary plat, you are invited to attend the Public Hearing. If you are unable to attend, written comments or questions are welcome and will be accepted until 4:30 p.m. on January 12, 2021. Plans and specifications for the proposed development are on file at City Hall and available upon request.

In accordance with the Americans with Disability Act, a hearing impaired individual wishing to attend the Public Hearing may request a sign language translator by contacting City Hall at (763) 784-2792 within one week prior to the hearing.

Bill Petracek
City Administrator

LEXINGTON Parcel Finder App



Mailing Label Generator

Select or search for a feature in the map

Apply a search distance

Addressee Layer

Occupant

Format

PDF label 1 x 2-5/8 inches; 30 per page

29 addressees found; do you want to continue?

Download

ANOKA CO COMM ACTION PROGRAM
1201 89TH AVE NE #345
BLAINE, MN 55434

NOSIE PROPERTIES LLC
12200 UPPER HEATHER AVE N
HUGO, MN 55038

EVERST MN PROPERTIES LLC
PO BOX 764
PRIOR LAKE, MN 55372

SHIH XIAOLONG
6364 RANCHVIEW LN N
MAPLE GROVE, MN 55311

HARMSSEN KAREN
8901 SYNDICATE AVE
CIRCLE PINES, MN 55014

ANOKA CO COMM ACTION PROGRAM
1201 89TH AVE NE #345
BLAINE, MN 55434

SHADIOW LETICIA
629 APOLLO CT
SAN JOSE, CA 95161

MITLYNG LEANN
8849 GRIGGS AVE
CIRCLE PINES, MN 55014

O'REILLY AUTO ENTERPRISES LLC
PO BOX 9167
SPRINGFIELD, MO 65801

MOST VALUABLE GRILLER LLC
14540 PENNOCK AVE
APPLE VALLEY, MN 55124

ORTH TRUSTEE REGINALD
1887 DUSTY LN
MORA, MN 55051

KIPP ELAINE
8813 GRIGGS AVE
CIRCLE PINES, MN 55014

JENSEN TRUSTEE ROBERT
1366 SNELLING AVE N
ST PAUL, MN 55108

NW LAND LLC
5320 W 23RD ST STE 205
SAINT LOUIS PARK, MN 55416

HARMSSEN KAREN
8800 GRIGGS AVE
LEXINGTON, MN 55014

CUMMINGS JANET MARIE
8926 GRIGGS AVE
CIRCLE PINES, MN 55014

ANTONOV HERMAN
8956 GRIGGS AVE APT 3
CIRCLE PINES, MN 55014

CIRCLE PINES SAUSAGE HAUS INC
14540 PENNOCK AVE
APPLE VALLEY, MN 55124

89 LEXINGTON LAKES LLC
1112 6TH ST SE
MINNEAPOLIS, MN 55414

HOFFNER JOHN E & KELLY R
8892 GRIGGS AVE
CIRCLE PINES, MN 55014

COOK TRUSTEE SANDRA
1005 GRAMSIE RD APT 301
SAINT PAUL, MN 55126

CARPENTER RUEL E
8871 GRIGGS AVE
CIRCLE PINES, MN 55014

NW LAND LLC
5320 W 23RD ST STE 205
SAINT LOUIS PARK, MN 55416

ULVE LYNN TIMOTHY & MARY LOU
8893 GRIGGS AVE
LEXINGTON, MN 55014

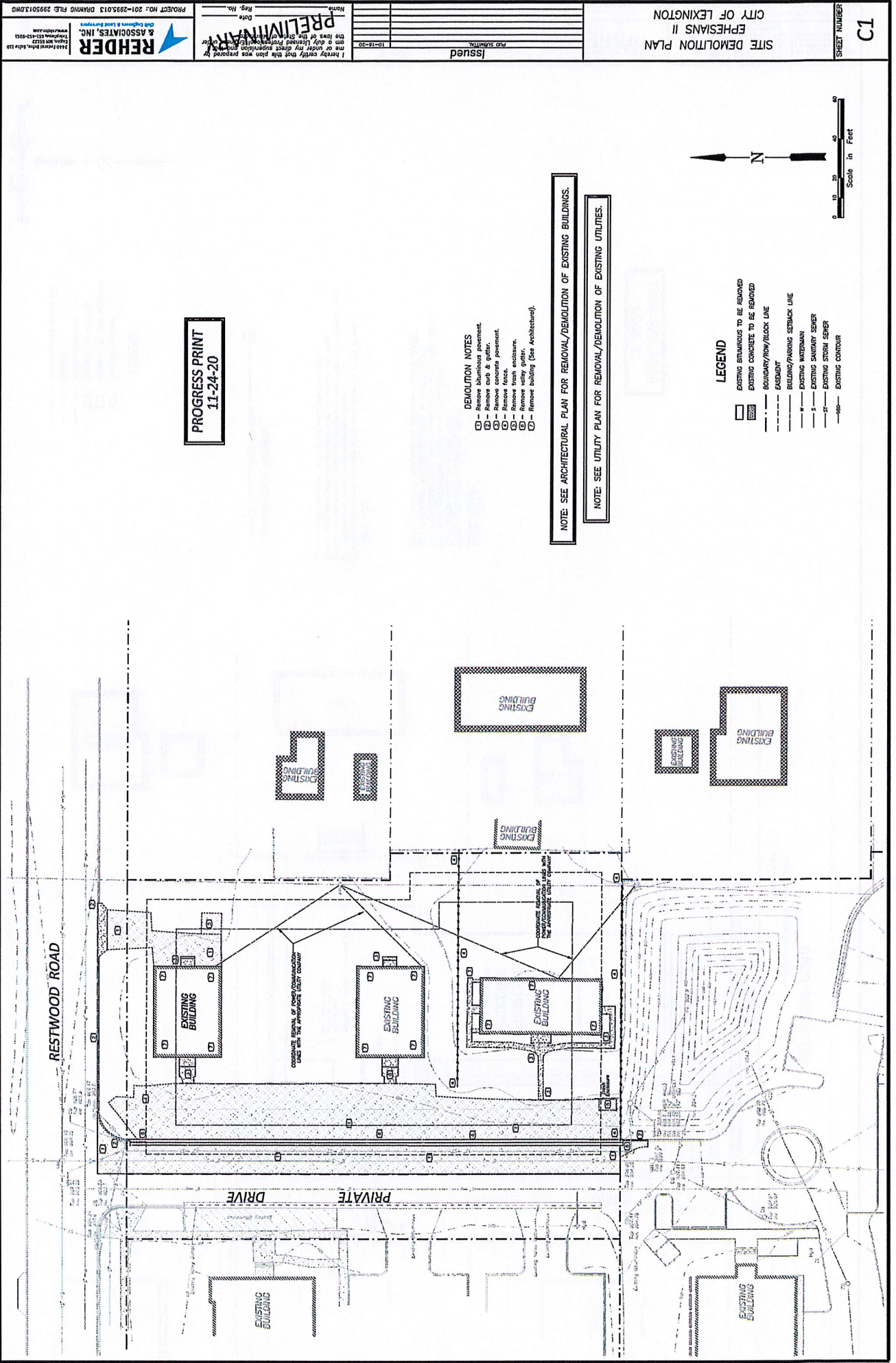
COOK TRUSTEE SANDRA
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ALIC SANEL
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LEXINGTON, MN 55014

ANOKA CO COMM ACTION PROGRAM
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BLAINE, MN 55434

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HUGO, MN 55038

AMES MARILYN G
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CIRCLE PINES, MN 55014



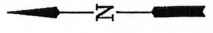
PROGRESS PRINT
11-24-20

- DEMOLITION NOTES
- 1 - Remove blanketed pavement.
 - 2 - Remove curb & gutter.
 - 3 - Remove existing concrete pavement.
 - 4 - Remove fence.
 - 5 - Remove trash enclosure.
 - 6 - Remove video gutter.
 - 7 - Remove building (See Architectural).

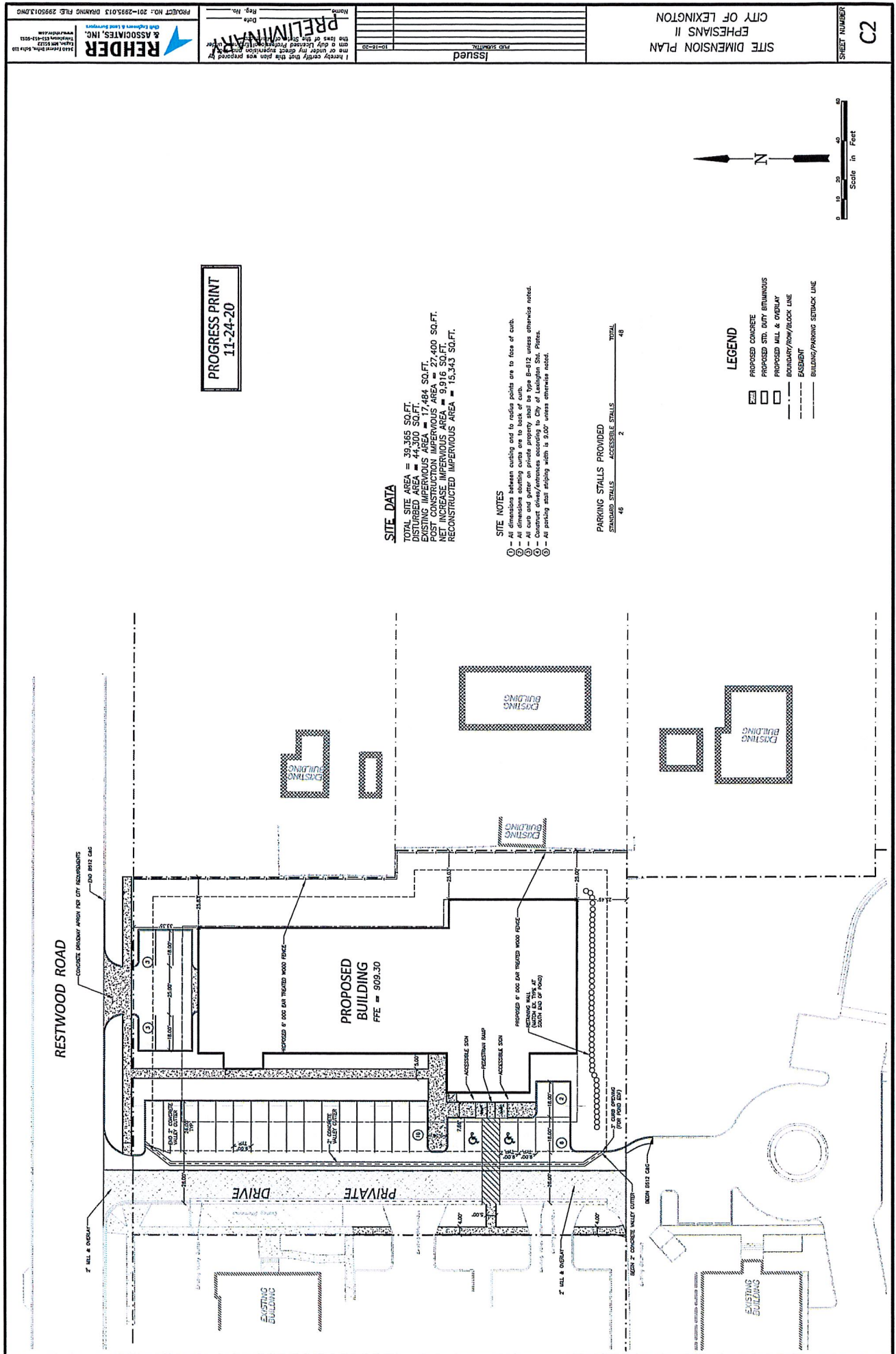
NOTE: SEE ARCHITECTURAL PLAN FOR REMOVAL/DEMOLITION OF EXISTING BUILDINGS.

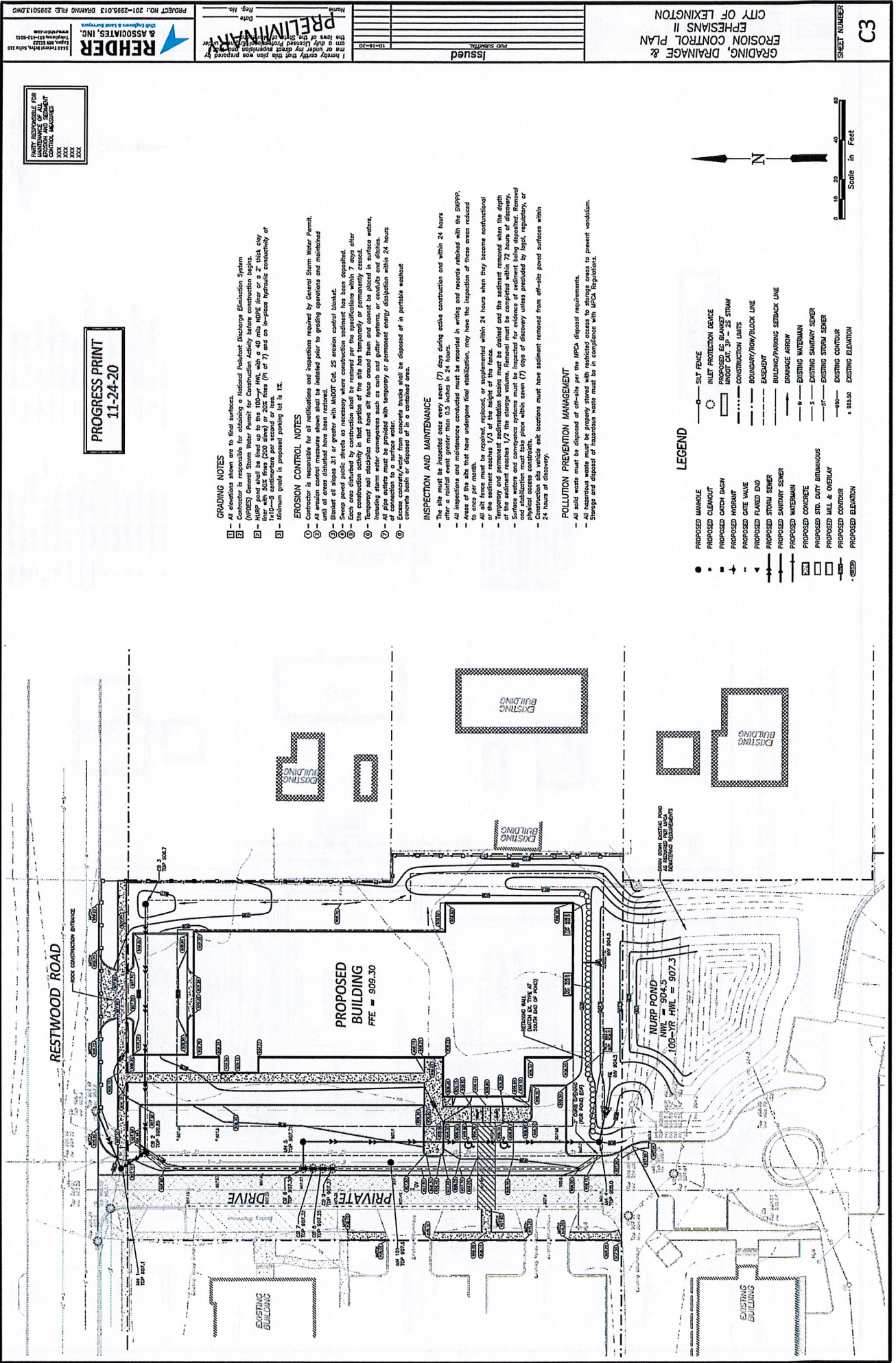
NOTE: SEE UTILITY PLAN FOR REMOVAL/DEMOLITION OF EXISTING UTILITIES.

- LEGEND
- EXISTING BUILDINGS TO BE REMOVED
 - EXISTING CONCRETE TO BE REMOVED
 - BOUNDARY/ROW/BLOCK LINE
 - EXISTING
 - BUILDING/PARKING SETBACK LINE
 - EXISTING WATERMAIN
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING CONTOUR



Scale in Feet
0 10 20 40 80





PAINT RESPONSIBLE FOR
MAINTENANCE OF ALL
CONSTRUCTION CONTROL
MEASURES
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PROGRESS PRINT
11-24-20

GRADING NOTES

- 1 - All elevations shown are to final surfaces.
- 2 - Contractor is responsible for obtaining a National Pollutant Discharge Elimination System (NPDES) General Storm Water Permit for Construction Activity before construction begins.
- 3 - NURP pond will be filled with 18" to 24" deep straw mulch to the top of the pond. The pond will be filled with straw mulch to the top of the pond. The pond will be filled with straw mulch to the top of the pond.
- 4 - Minimum grade in proposed parking lot is 1%.

EROSION CONTROL NOTES

- 1 - Contractor is responsible for all notifications and inspections required by General Storm Water Permit.
- 2 - All erosion control measures shown shall be installed prior to grading operations and maintained until all areas disturbed have been restored.
- 3 - Sealing of slopes 3:1 or greater with MULCH COT. 25 erosion control blanket.
- 4 - Sealing of slopes 1:1 or greater with MULCH COT. 25 erosion control blanket.
- 5 - Each area disturbed by construction shall be removed per the specifications within 7 days after the construction activity in that portion of the site has temporarily or permanently ceased.
- 6 - Temporary soil stabilizers must have all fence around them and cannot be placed in surface waters.
- 7 - All plots within must be provided with temporary or permanent energy dissipation within 24 hours of connection to a surface water.
- 8 - Sealing of slopes 3:1 or greater with MULCH COT. 25 erosion control blanket.
- 9 - Sealing of slopes 1:1 or greater with MULCH COT. 25 erosion control blanket.

INSPECTION AND MAINTENANCE

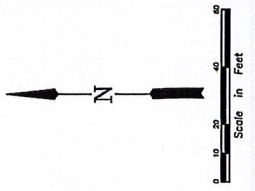
- 1 - The site must be inspected once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.3 inches in 24 hours.
- 2 - All inspection and maintenance conducted must be recorded in writing and records retained with the SHPPP.
- 3 - Areas of the site that have undergone final stabilization, may have the inspection of these areas reduced.
- 4 - All site fence must be repaired, replaced, or supplemented within 24 hours when they become nonfunctional or the sediment reaches 1/3 of the height of the fence.
- 5 - All temporary and permanent sedimentation basins must be dewatered and the sediment removed when the depth of the sediment reaches 1/3 of the height of the basin.
- 6 - Surface waters and conveyance systems must be inspected for evidence of sediment being deposited. Removal and stabilization must take place within seven (7) days of discovery unless prohibited by local, regulatory, or other applicable laws.
- 7 - Construction site vehicle exit locations must have sediment removed from off-site paved surfaces within 24 hours of discovery.

POLLUTION PREVENTION MANAGEMENT

- 1 - All solid waste must be disposed of off-site per the local disposal requirements.
- 2 - All liquid waste must be properly stored and managed to prevent spills and leaks.
- 3 - Storage and disposal of hazardous waste must be in compliance with local regulations.

LEGEND

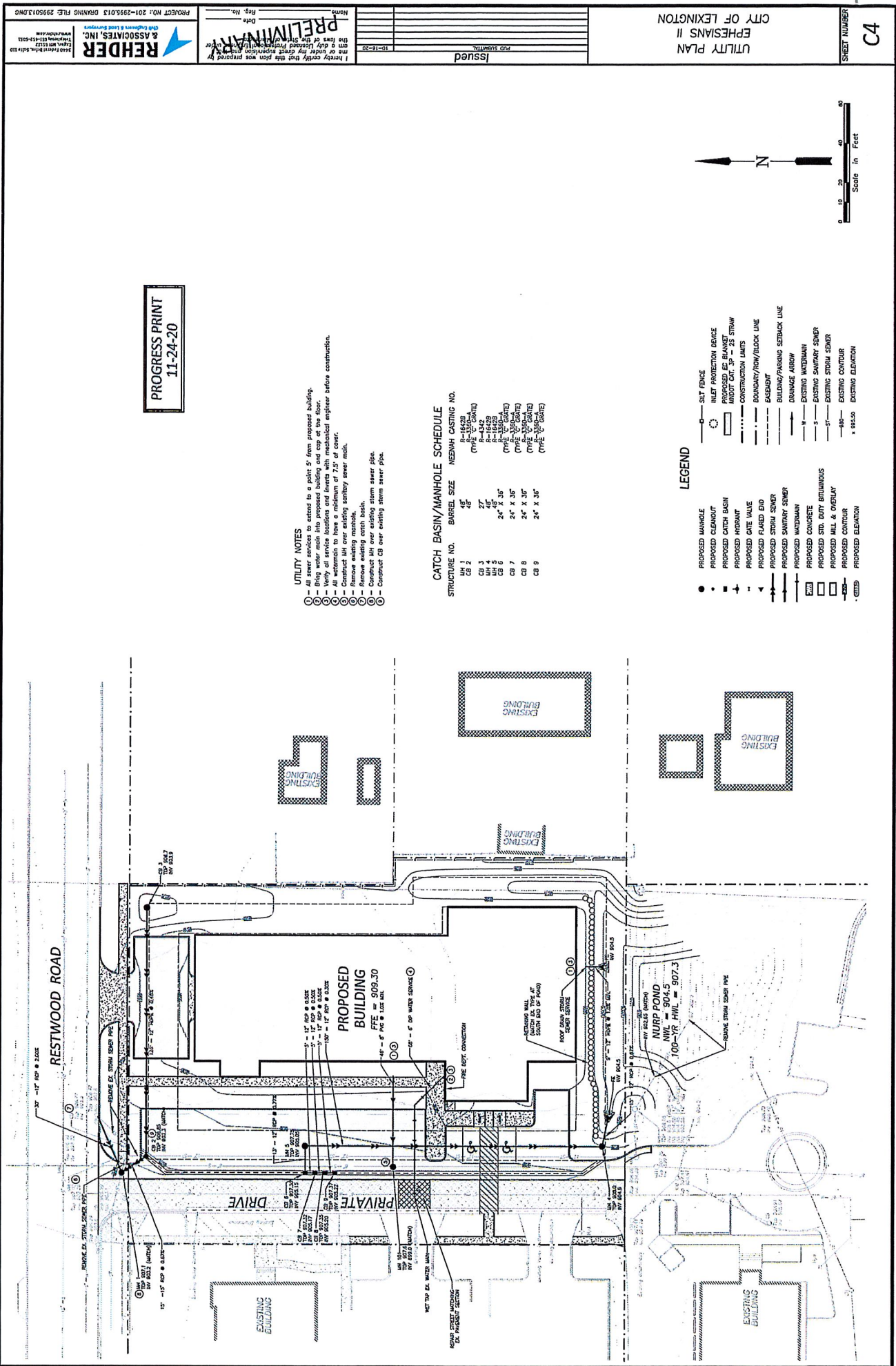
- PROPOSED WALKWAY
- PROPOSED CLEANSUIT
- PROPOSED CATCH BASIN
- PROPOSED WASTEWATER
- PROPOSED GATE VALVE
- PROPOSED PAVED DRIV
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CONCRETE
- PROPOSED ST. DUTY BITUMINOUS
- PROPOSED MILL & OVERLAY
- PROPOSED CONTOUR
- PROPOSED ELEVATION
- EXISTING WALKWAY
- EXISTING CATCH BASIN
- EXISTING WASTEWATER
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- EXISTING ST. DUTY BITUMINOUS
- EXISTING MILL & OVERLAY
- EXISTING CONTOUR
- EXISTING ELEVATION



GRADING, DRAINAGE &
EROSION CONTROL PLAN
EPHEMANS II
CITY OF LEXINGTON

SHEET NUMBER
C3

PROJECT NO. 201-2995.013 DRAWING FILE: 2995013.DWG
DATE: 11-24-20
ISSUED: 11-24-20
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PROGRESS PRINT
11-24-20

- UTILITY NOTES**
- 1. All sewer services to extend to a point 5' from proposed building.
 - 2. Bring water main into proposed building and top at the floor.
 - 3. Verify all service locations and inverts with mechanical engineer before construction.
 - 4. Construct MH over existing sanitary sewer main.
 - 5. Remove existing manhole.
 - 6. Construct MH over existing storm sewer pipe.
 - 7. Construct CB over existing storm sewer pipe.

CATCH BASIN/MANHOLE SCHEDULE

STRUCTURE NO.	BARREL SIZE	NEEDHAM CASTING NO.
MH 1	48"	R-16428
MH 2	48"	(WIRE TO GRATE)
CB 1	48"	R-16428
CB 2	48"	(WIRE TO GRATE)
CB 3	48"	R-16428
CB 4	48"	(WIRE TO GRATE)
CB 5	48"	R-16428
CB 6	48"	(WIRE TO GRATE)
CB 7	48"	R-16428
CB 8	48"	(WIRE TO GRATE)
CB 9	48"	(WIRE TO GRATE)

LEGEND

- PROPOSED MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED INVERT
- PROPOSED GATE VALVE
- PROPOSED FLARED END
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CONCRETE
- PROPOSED STD. DIRT BRILLIANT
- PROPOSED MILL & OVERLAY
- PROPOSED ELEVATION
- SURF FENCE
- INLET PROTECTION DEVICE
- PROPOSED BLANKET STRAW
- CONSTRUCTION LIMITS
- BOUNDARY/ROW/BLACK LINE
- PAVEMENT
- BUILDING/PAVING SETBACK LINE
- DRAINAGE ARROW
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING CONTOUR
- EXISTING ELEVATION

17

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dans

SHRUB PLANTING DETAIL

0 50
Feet

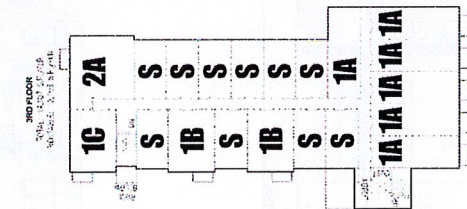
Scale in Feet

Scale in Feet

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SITE DEVELOPMENT PLAN



SITE DATA

AS PER CITY OF LEXINGTON CHAPTER 11 ZONING REGULATIONS

ZONING = R-4
MAX DENSITY = 4.00 DU/ACRE
MIN LOT AREA = >3,000 DU / >12,000 SF
MIN LOT WIDTH = NO LIMIT (-106'-11" / -130'-7")
MIN LOT DEPTH = NO LIMIT (-53'-8")
MIN LOT COVERAGE = 99.6% / 72,400 SF
MIN SETBACKS:
FRONT YARD = 25' SIDE YARD
= 25' REAR YARD
= 25' REAR YARD
MAX BUILDING HEIGHT = 3 STORIES / ~41'
DETACHED ACCESSORY STRUCTURE
REAR YARD = N/A
MAX HEIGHT = N/A

UNITS & PARKING SUMMARY

	UNIT	UNIT	PARKING
3 STUDIO	19	1	10
1A1 ALCOVE ONE BEDROOM	12	1	12
1B1C1 ONE BEDROOM	6	1.5	9
2A1 TWO BEDROOM	2	2	4
TOTAL	39	-	44
OFF STREET SINGLE SPACE			28
OFF STREET TANDUM STALL			2
INDOOR SINGLE STALL			35
TOTAL PARKING STALLS			68
PARKING RATIO			1.71

SITE DATA

AS PER CITY OF LEXINGTON CHAPTER 11 ZONING REGULATIONS

ZONING	= R-4
MAXIMUM DENSITY	= 18 DU/ACRE
MIN LOT AREA	= <3,000 DU / <12,000 SF
MIN LOT WIDTH	= NO LIMIT
MIN LOT DEPTH	= NO LIMIT
MAX LOT COVERAGE	= 32% / -12,630 SF
MIN SETBACKS:	
FRONT YARD	= >25'
SIDE YARD	= >25'
REAR YARD	= >25'
MAX BUILDING HEIGHT - 3 STORIES / >45'	
DETACHED ACCESSORY STRUCTURE	
REAR YARD	= N/A
MAX HEIGHT	= N/A

UNITS & PARKING SUMMARY

	UNITS	PARKING
APARTMENT I	6	10
APARTMENT II	0	10
APARTMENT III	4	0
TOTAL	10	20

SITE DATA

AS PER CITY OF LEONINGTON CHAPTER 11 ZONING REGULATIONS

ZONING
MAX DENSITY = R-4
MIN LOT AREA = 20 DU/ACRE
MIN LOT WIDTH = 3,000 DU / 12,000 SF
MIN LOT DEPTH = NO LIMIT
MAX LOT COVERAGE = 70% / 27,556 SF
MIN SETBACKS:
FRONT YARD = 25'
SIDE YARD = 25'
REAR YARD = 25'
MAX BUILDING HEIGHT = 4 STORIES / 45'
DETACHED ACCESSORY STRUCTURE
REAR YARD = NOT ALLOWED
MAX HEIGHT = NOT ALLOWED

PROPERTY INFORMATION

ADDRESS: RESTWOOD DRIVE & DUWAYNE AVE
LEXINGTON, MN 55014

LOT AREA = 39,365 SF (~90 acres)
OCCUPANCY = R-2

RHET ARCHITECTURE

ATTN: RHEE FURBERG, AIA
MAIL: 601 5th AVE. S. Fargo, ND 58103
PHONE: 701.781.1111
FAX: 701.781.1112
EMAIL: RHEE@RHEE-ARCH.COM
WEB: WWW.RHEE-ARCH.COM

I hereby certify that this plan, specification, or
other document was prepared by me or under
my direct supervision and that I am a duly Registered
Architect under the laws of the State of
Minnesota.

Signature

Date: 11/20/2020 REG. NO.: 50255

NOT
FOR
CONSTRUCTION

PROJECT NAME
EPHESIANS II
LEXINGTON, MN

OWNER
TIM HARMSEN

PHONE: (818) 149402
EMAIL: timharmse@gmail.com

NO.	DESCRIPTION	DATE
1	REVISION SCHEDULE	

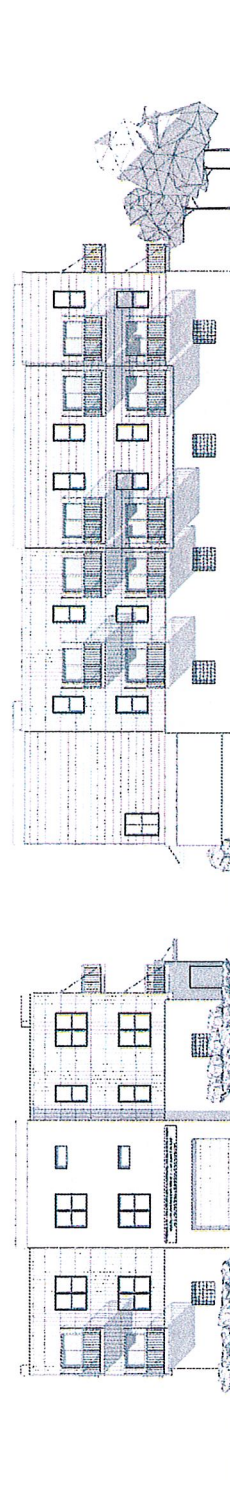
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Project No. 20-110217
Drawn By: DTH/BA
Checked By: RF
Drawing Title: ELEVATIONS

A401

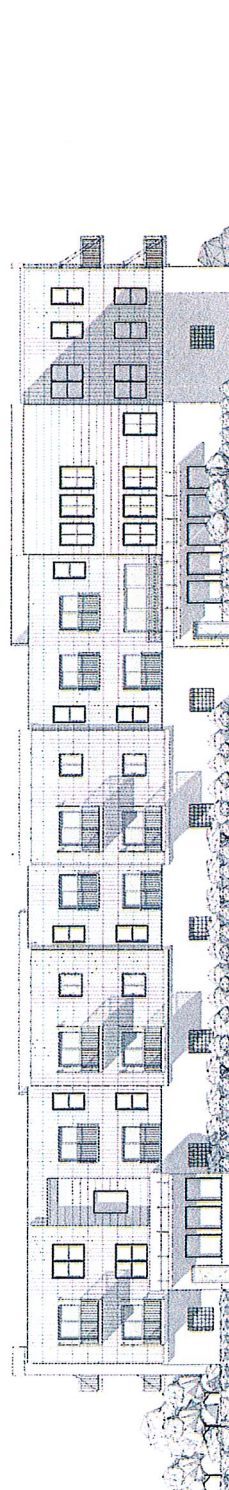


1 EAST ELEVATION
3/32" = 1'-0"



2 NORTH ELEVATION
3/32" = 1'-0"

3 SOUTH ELEVATION
3/32" = 1'-0"



4 WEST ELEVATION
3/32" = 1'-0"

Preliminary Plat of:

lying within Section 35, Township 31, Range 23

Hearings shown are based on Nevada County Court/Clerk's
 records shown are from information furnished by the City of Lodi and
 the respective utility companies in response to Cooper State One Call Ticket Nos.
 201502486, 201503207 and 201503207 and are verified where possible.
 Cooper State One Call for utility locations before any construction
 shall be required. Phone 051-554-0002.
 Area = 39,265 square feet (0.90 acre).
 This property is located in Flood Zone X (area of marginal flooding) per
 Flood Insurance Panel Number 27005-025-015 dated December 16, 2015.

City of Lexington
1180 Lexington Avenue
Lexington, Minnesota 55
Phone: 763-784-2792

Dinkytown Rentals, LLC
1112 6th Street Southeast
Minneapolis, Minnesota 55414
Phone: 612-709-0943
Attention: Glen Rank

ERHET Architects
227 11th Street NE
Fargo, North Dakota
Phone: 218-820-4
Attention: Dylan

Rehder & Associates, Inc.
Suite 110
3440 Federal Drive
Eagan, Minnesota 55122
Phone: 651-452-5051
Attention: Nick Adam

The North 36 feet of that part of Lot Forty (40), Lexington Park 2nd Addition, lying West of the East 144.73 feet thereof, according to the plat thereof on file and of record in the Office of the Register of Deeds in and for Anoka County, Minnesota.

That part of East Forty (40), Lexington Park 2nd Addition, lying South of the North 96 feet and West of the East 144.73 feet thereof, and the North 49 feet of that part of East Polyhedron (33) lying West of the East 131 feet thereof, except the North 7.87 feet of the East 144.73 feet of East Forty-nine (39), Lexington Park 2nd Addition, according to the plat thereof on file and record in the Office of the Registrar of Deeds in and for Anoka County, Minnesota.

and
That part of Lot 39, LEXINGTON PARK, 2ND ADDITION lying South of the North 48 feet shared and West of the East 131 feet thereof.

I hereby certify that this preliminary plat was prepared by me or under my direction and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 27th day of August, 2020

RENDER & ASSOCIATES, INC.

Gary C. Huber
Gary C. Huber, Land Surveyor
Minnesota License No. 220216
Revised September 4, 2020
Revised October 15, 2020

CIVIL ENGINEERS AND LAND SURVEYORS

3440 Federal Drive • Suite 110 • Eagan, Minnesota • Phone (651) 452-5031

COB: 204-2995.012

MEMORANDUM

TO: PLANNING AND ZONING COMMISSION
FROM: KURT B. GLASER
SUBJECT: EPHESIANS II - PUBLIC HEARING
PLANNED UNIT DEVELOPMENT
STREET VACATION
PRELIMINARY PLAT
DATE: 1/6/2021
CC: BILL PETRACEK, CITY ADMINISTRATOR

The applicant, Tim and Karen Harmsen, request for land use approvals to develop the Preliminary Plat for and development of Ephesians II. They acquired and now operate the existing three buildings on this site for the purpose of redevelopment. In order to redevelop the site, they request the following:

- Planned Unit Development with variances from performance standards
- Vacate a City Street – Duwayne Avenue south of Restwood Avenue
- Preliminary Plat approval (this topic is addressed by the report by the City Engineer)

Procedure for acting on a request for a Planned Unit Development (“PUD”)

A conditional or interim use permit shall be required of all PUDs. The city may approve the PUD if it finds the development is consistent with the following principals:

- The development shall be planned so that it is consistent with the city comprehensive plan.
- The PUD is an effective and unified treatment of the development possibilities on the project site and the development plan provides for the preservation of unique natural amenities such as streams, stream banks, wooded cover, rough terrain, and similar areas.
- The planned unit development proposal appears to harmonize with both existing and proposed development in the area surrounding the project site.
- The proposed total development is designed in a manner as to form a desirable and unified environment within its own boundaries.

- Any exceptions to the standard requirements of the zoning and subdivision chapters are justified by the design of the development.
- The tract of land shall be under unified control at the time of application and scheduled to be developed as one unit. In addition, the development plan must include provisions for the preservation of natural amenities.
- Each phase of the proposed development, as it is proposed to be completed, is of sufficient size, composition, and arrangement that its construction, marketing, and operation are feasible as a complete unit, and that provision and construction of dwelling units and common open space are balanced and coordinated.
- The PUD will not create an excessive burden on parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the district.
- The Planning and Zoning Commission may apply additional criteria as may be necessary as due to the unique nature of a proposed site, neighborhood, or type of development.

Request for Planned Unit Development for Ephesians II

The Harmsens will present their development plan during the public hearing. The following are the highlights of the redevelopment project.

Proposed Structure - The proposed Ephesians II, is a three-story apartment building comprised of two-stories of housing and one-level of partially underground parking.

Site Conditions - The site is located on the corner of Restwood Road and Duwayne Avenue. ACAP owns and operates multi-unit rental housing across Duwayne Avenue to the west. The Harmsens own and operate multi-unit rental housing to the south. Residential single-family homes exist immediately to the east of the site. These parcels, including the single-family homes, are zoned as R-4. Lexington Lofts is currently constructing multi-unit rental housing to the north, across Restwood Road. Their parcels are zoned as M-1.

Redevelopment Goal - Ephesians II will replace three existing apartment buildings on the site. The existing buildings have been poorly maintained and have seen a high call volume for emergency services. The Harmsens purchased the buildings in 2019 for the purpose of redeveloping that site and incorporating it into their existing campus of two other apartment buildings on their adjoining parcels.

Apartment Units - The building will consist of 39 rental units. In a response to market conditions, those 39 units are comprised of 19 studio units, 18 one-bedroom units and 2 two-bedroom units.

Parking Stalls - Parking consists of 68 stalls. 38 of those single stalls underneath the building. 30 are surface parking stalls accessed as nose-in parking from a driveway (what is currently Duwayne Avenue). Two of the surface parking stalls are tandem, stacked parking stalls. The remaining 28 are single parking stalls. The surface parking stalls have been shortened slightly as a result of the need to maintain a driveway width which can properly accommodate fire trucks and equipment in the event of an emergency.

Land Use Variances

Subject to this PUD, the Harmsens requests the following variances.

	<u>Code</u>	<u>Existing</u>	<u>Proposed</u>
Zoned (<i>no change</i>)	R-4	R-4	R-4
Units / Acre	20 Units per acer	18 Units per acer	44 Units per acer*
Parking Spaces	2.0 per unit	1.75 per unit	1.74 per unit
Parking Space Dimensions	9'-0" x 20'-0"	Varies	9'-0" x 18'-0"

*39 units x 0.9 acres = 44 Units per acre

Legal Staff Analysis

Each of the following bullet points analyzes the criteria from in the City's Code of Ordinances for granting a Planned Unit Development.

- The development shall be planned so that it is consistent with the city comprehensive plan.

This development is consistent with the 2030 Comprehensive Plan because the parcels are currently zoned for the R-4 district. The neighboring single-family homes are also zoned as R-4 and, as a matter of law, do not need a buffer zone. This site is also consistent with the existing M-1 district to the north which will be operated as high-density, multi-unit housing.

- The PUD is an effective and unified treatment of the development possibilities on the project site and the development plan provides for the preservation of unique natural amenities such as streams, stream banks, wooded cover, rough terrain, and similar areas.

The development plan is consistent with the requirements for Open Space and surface water treatment. The area has no other distinguishing natural features.

- The planned unit development proposal appears to harmonize with both existing and proposed development in the area surrounding the project site.

The proposed building is a great improvement over the existing buildings and site. The existing site contains three residential apartment buildings used as multi-unit rental housing. These buildings have been poorly maintained. The almost dilapidated condition of these buildings makes it very difficult to conduct a cost-effective rehabilitation. It is more cost-effective to demolish the existing buildings and rebuild as multi-unit rental housing. Given that the proposed development is not a change of use for the site, the only consideration is the intensity of this change to have a slightly higher density.

From a design perspective, the proposed building harmonizes the design features from the other two buildings owned by the Harmsens situated on the adjoining parcels. The proposed building continues with the “campus” feel of the three buildings owned by the Harmsens.

Both from the perspectives of the use of the site and the campus design of the development, the proposed development is consistent and in harmony with the existing use in the surrounding area.

- The proposed total development is designed in a manner as to form a desirable and unified environment within its own boundaries.

The proposed design is an improvement from the poor conditions which currently exist on the site. Accordingly, the form of the proposed design is a more desirable form of the existing conditions.

The proposed development is a single building. Strictly applying this rule, the proposed form of the development is uniform because of how it redevelops the existing three building site into a single building. Therefore, as a single building, it is uniform to the site within its own boundaries.

- Any exceptions to the standard requirements of the zoning and subdivision chapters are justified by the design of the development.

All of the variances requested for this project are justified given planned accommodations within the Project plans. The primary objective of this development is to redevelop the existing blighted buildings. All of the proposed variances stem from the land-size restrictions of the existing parcel. The need for these variances are caused by traditional

'give and take' issues common to redevelopment of existing buildings: the need to maximizing building size on an existing lot to increases the owners' return on investment to a point which makes redevelopment financially viable. In general, it is far more expensive and challenging to redevelop existing buildings than to build new construction on previously unimproved property. From a policy perspective, the City is wise to encourage redevelopment of blighted rental house by reasonably relaxing some of its performance standards.

The City's focus for the proposed development should surround the ratio of apartment units per acer. While the Harmsens also requests variances related to parking, it is worth noting that the City Code allows parking standards to be modified without a PUD. However, given parking issues seen by the City at other apartment buildings within the City, it is wise for the City to manage parking uses surrounding large concentrations of rental housing.

Increased Density

The City's density standard is driven by the number of units constructed in a proposed building. This standard is not tied to the number of occupants that a building can accommodate. Here, Ephesians II has an extremely high number of single-bedroom or studio units. The building only has two, two-bedroom units and does not have any three or four-bedroom units. Accordingly, this mix of low-occupancy units in Ephesians II lends itself to a deceptively higher density ratio than compared to buildings with a traditional mix of primarily two-bedroom units. Had the City's density standard been tied to the approved number of occupants of a building instead of number of units, this building would have a much lower density ratio per acer than other recent development within the City.

Parking Standards – Number of Stalls – Like the discussion about density (above), the City's parking standards are also based on the number of units contained in a building and not based on the number of occupants the building can accommodate. Various studies have shown how larger-scale projects no longer need two parking spaces per unit, especially where public transportation is regionally available. Some studies show how as little as 1.4 spaces per unit can support all necessary parking on a residential building of this size.

Using a per-unit basis to judge the number of parking stalls is deceiving since this building will have lower number of people who live in the building due to the high number of studio and one-bedroom units. Relaxing the City's standards to accommodate the request for 1.74 spaces per unit will be adequate to store all parked vehicles on the development site.

Historically, the Harmsens' buildings have not produced parking congestion surrounding their other apartment buildings. This can be attributed in part to generous number of spaces as part of site design and in part to wise management practices employed by the Harmsens. In the previous two apartment complexes constructed in the City pursuant to a PUD, the City has now employed measures to externally manage parking. However, given the Harmsens' history, this may not be necessary except to permanently designate fire lanes or other life-safety measures.

Parking Standards – Length of Stalls - Shortening the length of the stalls by two-feet helps accommodate the width of the existing lot. Every inch of the width of this lot is used to accommodate the building, building setbacks, and a fire lane. The most reasonable area to relax is take two-feet from the length of a standard parking stall since the vast majority of vehicles are far shorter than the City's 20-foot standard. The City has previously relaxed this standard on private property to accommodate development of other apartment buildings. Notably, Ephesians II has two tandem parking stalls which could be assigned to residents who have longer vehicles such as long-bed trucks.

- The tract of land shall be under unified control at the time of application and scheduled to be developed as one unit. In addition, the development plan must include provisions for the preservation of natural amenities.

The land is all owned by the Harmsens and will be developed uniformly at one time. The City Engineer has approved a site plan and landscape plan to preserve and promote any natural amenities.

- Each phase of the proposed development, as it is proposed to be completed, is of sufficient size, composition, and arrangement that its construction, marketing, and operation are feasible as a complete unit, and that provision and construction of dwelling units and common open space are balanced and coordinated.

This is a single-phase development.

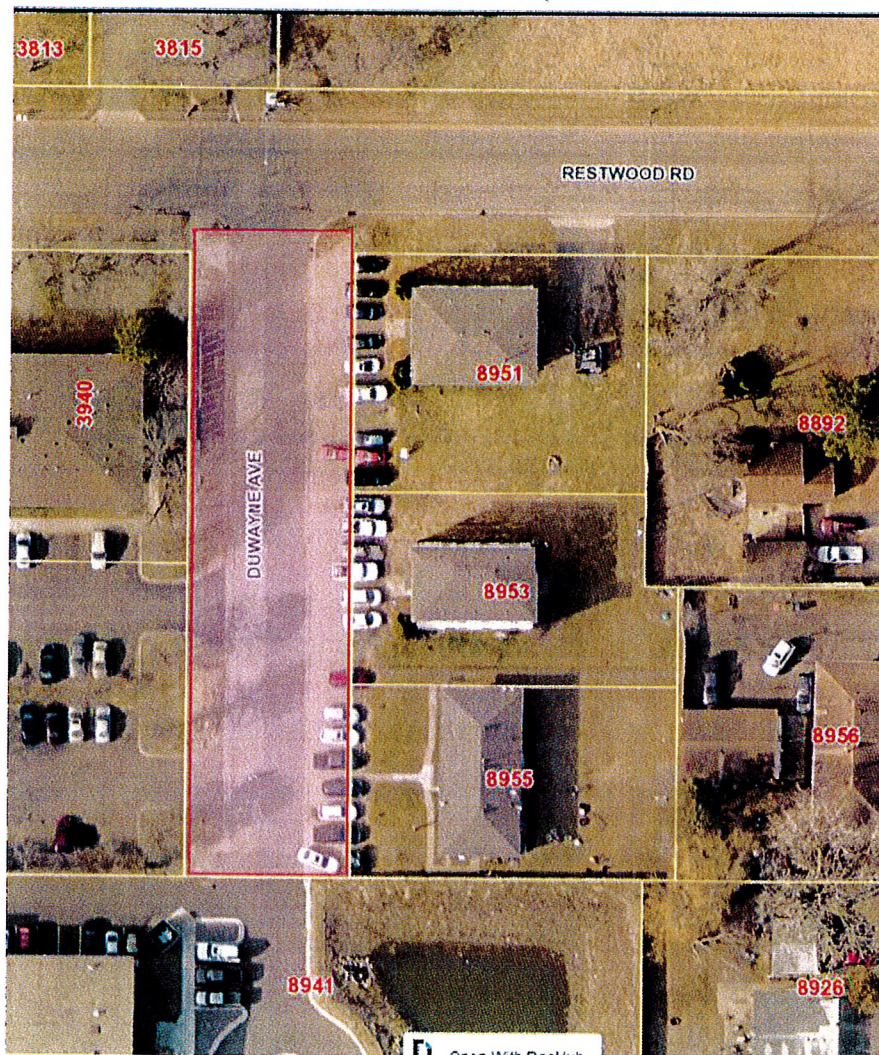
- The PUD will not create an excessive burden on parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the district.

The Centennial School District has excess and planned capacity for growth given its location within the Metropolitan area. The City previously constructed parks, streets, and other public facility to accommodate growth of this nature.

Vacate Duwayne Avenue

Minnesota law requires a City to make a formal finding that vacating a city street is “in the interest of the public.” The Commission can make this conclusion after hearing testimony at the public hearing. Ultimately, the Council must pass a resolution vacating Duwayne Avenue. In 2020, the City Council informally reviewed this request to vacate Duwayne Avenue. At that time, it was the unanimous consensus of the Council members that vacating Duwayne Avenue would be appropriate given the proposed redevelopment of the existing buildings.

Ephesians II - Duwayne vacation



The Developer requests the City vacate that portion of Duwayne Avenue within its project site. Previously, the City vacated the southernmost portion of Duwayne Avenue to allow the Harmsens to construct the first phase of Ephesians. Unlike that portion of Duwayne, the current section of Duwayne would revert to two owners: the Harmsens and ACAP (who owns the parcels to the west). ACAP joins the Harmsens and jointly request the City to vacate of Duwayne Avenue. These property owners plan on turning the street into a private driveway to serve the buildings on their property.

Overall, the vacation of the street allows the Harmsens additional, useful property. They intend to use that property to develop nose-in parking for their proposed building. This additional property also lowers the ratio of units per acers. This additional property has been factored into the proposed Planned Unit Development request of 44 units per acer.

Vacation of Duwayne Avenue would cost nothing to the taxpayers because the Harmsens and ACAP would be financially responsible for the roadway surface and underground infrastructure. Since vacation of this section of the street would facilitate a more productive use of the land, Staff believes vacation of this section of Duwayne Avenue is "in the interest of the public."

Conclusion and Action

Legal Staff recommends the following:

1. That the Commission ADOPT this memorandum as its Findings of Fact, along with any changes or revisions it may find during the Public Hearing;
2. That the Commission RECOMMEND that the City Council vacate Duwayne Avenue within the project site because it is in the interest of the public;
3. That the Commission RECOMMEND that the City Council approve the Planned Unit Development per the application by the Harmsens;
4. That the Commission RECOMMEND that the City Council conditions its approval of the Planned Unit Development on a Conditional Use Permit that will be based on those conditions the Commission may find during the Public Hearing; that may arise in the near future during the Plat or Plan approval process; and all comments and concerns of the City Engineer, City Planner, City Attorney, City Clerk, City Administrator, Building Inspector and Fire Marshal shall be met;

5. That the Commission RECOMMEND that the City Council adopt the Preliminary Plat for Lexington Lofts. The Planned Unit Development shall be on the condition the adoption of the Preliminary and Final Plat for Lexington Lofts. These conditions shall be governed by the Conditional Use Permit.

MSA Memo

To: City Administrator and City of Lexington Planning Commission
Dinkytown Rentals, Tim Harmsen
Rhet Architecture, Rhet Fiskness

From: Chris Jansen and Steven M. Winter, P.E.

Subject: Ephesians at Lexington 2 Preliminary Plat, Ephesian II Site Plans and PUD application

Date: January 5, 2021

We reviewed the site plans and the preliminary plat for The Ephesians at Lexington 2. The site plan application was submitted November 24, 2020.

Here is just a preliminary list of items:

1. Data for Preliminary Plat: Sect. 12.20
 - a. The project name must be consistent with the preliminary plat and the site plans. Consider changing the plat name to 'Ephesians at Lexington Second Addition'.
 - b. Proposed ingress and egress easement on needs to be provided for entire roadway on for both parcels of vacated Duwayne ROW to allow access and maintenance.
2. The sidewalk connection needs to align with Lexington Lofts sidewalk on the north side of Restwood Road.
3. Signs for private drive
4. Storm sewer Utilities
 - a. Existing 12" and Pond – provide legal agreements for Ephesian 1 and 2 using 1 pond. Pond and access
 - b. Soil report for this property is required.
 - c. All Existing and Proposed pipe and HWL of the ponds must be on Drainage and Utility Easements with proper O&M agreements.
 - d. The stormwater from parking area north of the building needs to be redirected to grass pond area. Stormwater management report Basin 3S should be modified to reflect this change.
 - e. Chapter 13 Section 13.10 Subd, 2 Storm Water Management Plan C.
 - i. 5) A clear delineation and tabulation of all areas which shall be paved or surfaced, including a description of the surfacing material to be used;
 - f. Sheet C3 - EC plan needs timeline for excavation and restoration of the new NURP pond.

MEMO

January 5, 2021

5. Chapter 11 Subd. 22
 - a. Parking numbers and ratios are shown in the application.
 - b. Chapter 11 Subd. 22 Parking,
 - i. B Size Minimum Size 9 feet x 20 feet; PUD request item #9
 - ii. Two parking stalls are shown as tandem or stacked together and must be removed. Per the following City Code:
 1. C Access.

Each required off-street parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to parking spaces. This access may be allow in underground or the controlled access parking, but will not be allow for parking spaced that are open.
 - iii. D Yards.

Off-street parking spaces shall not be permitted within any front yard or side yard setback. This parking allowance in the PUD request item #4.
6. General Site Plan review comments:
 - a. Sheet C1. The pavement on Restwood Road shall be removed and restored adjacent to all curb removals to a minimum of 4 feet to allow for proper compaction of the pavement.
 - b. Sheet C2. Concrete driveway shall have a 3-foot valley gutter across the driveway set at the same grade at the curb and gutter that is replaced. Modify Detail 9 – C5 to include 3 - #4 rebars placed evenly across and at 3.5' deep of the concrete valley gutter.
 - c. Sheet C2. The 26 foot Fire Lane needs to be marked the same as Ephesians 1
 - d. Sheet C2. The valley gutter on Private Drive shall to be placed at the centerline or edge of 26-foot Fire Lane. Consideration should be made for changing this valley gutter to 3 feet wide to match the west side valley gutter.
 - e. Sheet C4. Add a utility note to include all Watermain and fittings must be made in North America.
 - f. Sheet C5 Add detail for Standard Manhole casting and manhole seal. Add detail for the Gate Valve to include with Adaptor Inc gave valve adaptor.
 - g. The water supply is shown. The Developer needs to submit how much water the building will require on an average day to determine if the City has an adequate water supply for this project.

We do recommend the approval of the site plans with modifications listed above. We also recommend the approval of the Preliminary Plat with the modifications listed above.



Lexington Fire Department

9180 Lexington Avenue, Lexington MN 55014
City (763)784-2792 Fax (763)785-8951 Station (763)784-1604
Chief Gary G. Grote

January 4, 2021

To: Bill Petracek
Lexington City Administrator

From: Gary Grote
Fire Chief

Subject: Lexington Ephesians 2 Fire Recommendations

The Lexington Fire department has reviewed the plans for the Ephesians 2 development and we are comfortable with the ability to provide the required fire suppression services with the following criteria:

1. Fire Access Road(s) – All fire access roads to be 26 feet in width.
2. Private Fire Hydrant(s) – All private fire hydrants are to be maintained and serviced as indicated by NFPA guidelines

Please feel free to contact me should you have any questions.

Cc: File

City of Lexington
Permits Issued & Fees Report - Detail by Address
Issued Date From: 12/1/2020 To: 12/31/2020
Permit Type: All Property Type: All Construction Type: All
Include YTD: Yes Status: Not Voided

Permit#	Date Issued	Site Address	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Units	SAC Fees	WAC Fees	Total Fees
Permit Type: Building													
Permit Kind: Commercial Addition													
Permit Kind: Commercial Demolition													
Permit Kind: Commercial New Construction													
Permit Kind: Commercial Remodel													
Permit Kind: Commercial Roofing													
2020-00196	12/08/2020	9200 Lexington		0	51,449.00	863.58	561.33	25.72					1,450.63
Permit Kind: Commercial Sign - Permanent													
Permit Kind: Residential Accessory Building													
Permit Kind: Residential Addition													
Permit Kind: Residential Deck/Porch													
Permit Kind: Residential Demolition													
2020-00198	12/17/2020	3847 PATRIOT LN		0		100.00		1.00					101.00
Permit Kind: Residential MOVING A STRUCTURE													
Permit Kind: Residential OVER WEIGHT PERMIT													
Permit Kind: Residential Remodel													
Permit Kind: Residential Repair													
Permit Kind: Residential Roofing													
Permit Kind: Residential SET MOBILE HOME													
Permit Kind: Residential Siding													
Permit Kind: Residential WINDOW, EGRESS, DOOR SIZE CHANGE													

Permit#	Date Issued	Site Address	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Units	SAC Fees	WAC Fees	Total Fees
Permit Type: Building - Totals													
	Period		2	0	51,449.00	963.58	561.33	26.72					1,551.63
	YTD		92	0	12,930,437.21	78,492.26	45,973.36	2,211.70		90	223,650.00		533,852.32
Permit Type: Fire													
Permit Kind: Commercial Fire Suppression													
Permit Kind: Commercial Fire Suppression Main/Repair/Demo													
Permit Kind: Commercial MONITORING SYSTEM													
020-00195	12/08/2020	9001 GRIGGS AVE		0	68,000.00	1,360.00	748.00	34.00					2,142.00
Permit Type: Fire - Totals													
	Period		1	0	68,000.00	1,360.00	748.00	34.00					2,142.00
	YTD		5	0	68,000.00	2,215.00	1,255.00	173.92					3,643.92
Permit Type: Mechanical													
Permit Kind: Commercial New Construction													
Permit Kind: Commercial Remodel													
Permit Kind: Residential HVAC													
Permit Kind: Residential MECHANICAL NEW MOBILE HOME													
Permit Type: Mechanical - Totals													
	Period		0										
	YTD		37	0	503,500.00	11,509.00	6,545.50	286.75					18,341.25
Permit Type: Plumbing													
Permit Kind: Commercial New Construction													
020-00197	12/04/2020	9005 SOUTH HIGHWAY DRIVE		0	3,500.00	70.00	45.50	1.75					117.25
Permit Kind: Commercial NEW UTILITY LINE W&S													

Permit#	Date Issued	Site Address	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Units	SAC Fees	WAC Fees	Total Fees
Permit Type:	Plumbing												
Permit Kind:	Commercial Remodel												
Permit Kind:	Commercial RPZ Installation												
Permit Kind:	Residential Alteration/Repair/Extention												
Permit Kind:	Residential MOBILE HOME NEW CONNECTION												
Permit Kind:	Residential Remodel												
Permit Kind:	Residential Water Heater												
Permit Type: Plumbing - Totals			Period	1	0	3,500.00	70.00	45.50					117.25
			YTD	36	0	723,831.66	16,081.23	8,485.75					25,267.88
Permit Type: Zoning													
Permit Kind:	Commercial ADDITIONAL OUTDOOR SEATING												
Permit Kind:	Commercial Driveway												
Permit Kind:	Commercial PATIO - PARKING LOT												
Permit Kind:	Residential Accessory Building 200 sq ft or <												
Permit Kind:	Residential Driveway												
Permit Kind:	Residential Fence/Wall < 6 FT												
Permit Kind:	Residential Free Standing Deck												
Permit Type: Zoning - Totals			Period	0									
			YTD	23	0	500.00	1,195.00	35.75	1.00				1,231.75
Report Total			Period	4	0	\$122,949.00	2,393.58	1,354.83	62.47				3,810.88
34			YTD	193	0	\$14,226,268.87	109,492.49	62,295.36	3,056.96	90	223,650.00		582,337.12

MINUTES
REGULAR PLANNING COMMISSION MEETING
December 8, 2020 - 7:00 P.M.
9180 Lexington Avenue, Lexington, MN

1. CALL TO ORDER

- A. Roll Call: Chairperson VanderBloomer, Commissioners Bautch, Thorson, Koch and Murphy

Chairperson Vanderbloomer called to order the Regular Planning Commission meeting on December 8, 2020 at 7:00 p.m. Commissioners Present: John Bautch, Michelle Koch, Gloria Murphy, and Ron Thorson. Also present: John Hughes, City Councilmember; Bill Petracek, City Administrator; Kurt Glaser, City Attorney.

2. CITIZENS FORUM

No citizens were present to address the Planning Commission on items not on the agenda

3. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

Bautch made a motion to approve the agenda as typewritten. Koch seconded the motion. Motion carried 5-0.

4. LETTERS AND COMMUNICATION

- A. Building Permits for November 2020

Some discussion on 9001 Griggs Ave. and Parkview Mobile Home Park permits.

5. APPROVAL OF PLANNING COMMISSION MINUTES

- B. November 10, 2020

Bautch made a motion to approve the November 11, 2020 minutes as typewritten. Koch seconded the motion. Motion carried 5-0.

6. DISCUSSION ITEM:

- A. Review Final Draft of Proposed Tree Management Ordinance

1. Tree City USA Municipal Tree Ordinance

Vanderbloomer stated that he liked the Tree City USA sample ordinance. Attorney Glaser explained that the Tree City USA ordinance is unenforceable in Minnesota. He added that there is not enough due process for tree removal. Discussion ensued.

Petracek explained that the Tree City USA ordinance does cite tree standards that tie it to different regulations, which was the reason for considering the Tree City ordinance. Attorney Glaser explained that his ordinance cites Minnesota tree standards. Discussion ensued.

Petracek explained that if the ordinance that the city attorney drafted cites Minnesota tree standards, his belief is that a certified arborist in the State of Minnesota would need to understand and enforce those State standards. He/she would need to stay up-to-date on changing standards to maintain their arborist certification in Minnesota. Discussion ensued.

Vanderbloomer also noted that the Tree City USA ordinance pertains primarily to public property, where the ordinance that the city attorney drafted pertains to both public and private property. Discussion ensued.

Murphy made a motion to recommend to the City Council the approval of proposed ordinance Section 10.30 Shade Tree Disease Control and Prevention. Thorson seconded the motion. Motion carried 5-0.

7. NOTE COUNCIL MINUTES:
 - A. November 5, 2020
 - B. November 19, 2020

Some discussion was had with the revised O'Reilly's Development Agreement.

8. PLANNING COMMISSION INPUT

The P & Z made some suggestions on the 2021 Calendar that was distributed to them.

9. ADJOURNMENT

Bautch made a motion to adjourn at 7:28 p.m. Thorson seconded the motion. Motion carried 5-0.

**MINUTES
CITY OF LEXINGTON
PUBLIC HEARING – TRUTH IN TAXATION 7:00 PM
&
CITY OF LEXINGTON
REGULAR COUNCIL MEETING
DECEMBER 3, 2020 - Immediately Following Public Hearing
9180 LEXINGTON AVENUE**

1. CALL TO ORDER: - Mayor Murphy

A. Roll Call - Council Members: DeVries, Harris, Hughes and Winge

Mayor Murphy called to order the Truth in Taxation Hearing December 4, 2020 at 7:00 p.m. Councilmember's present: Devries, Harris, Hughes, and Winge. Also Present: Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Chris Galiov, Finance Director.

2. PUBLIC HEARING: TRUTH IN TAXATION

A. Final 2021 Budget Recommendations

Petracek explained that the 2021 General Tax Levy will remain at 0% increase for the 2021 Budget. He explained that we were able to keep the levy at 0% due to the increased profits coming in from the Lexington Liquor Store during the pandemic. Discussion ensued.

No citizens were present to address the Council about the 2021 General Tax Levy and Budget.

3. ADJOURN PUBLIC HEARING

Councilmember Hughes made a motion to adjourn the Truth in Taxation hearing at 7:01 p.m. Councilmember Devries seconded the motion. Motion carried 5-0.

**CITY OF LEXINGTON
REGULAR COUNCIL MEETING**

**MINUTES
CITY OF LEXINGTON
REGULAR COUNCIL MEETING
DECEMBER 3, 2020 – 7:00 P.M.
9180 LEXINGTON AVENUE**

2. CALL TO ORDER: – Mayor Murphy

- A. Roll Call - Council Members: DeVries, Harris, Hughes and Winge

Mayor Murphy called to order the Regular City Council meeting for December 3, 2020 at 7:02 p.m. Councilmember's present: Devries, Harris, Hughes, and Winge. Also Present: Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Chris Galiov, Finance Director.

3. CITIZENS FORUM

No citizens were present to address the Council on items not on the agenda.

4. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

Councilmember Hughes made a motion to approve the agenda as typewritten. Councilmember Devries seconded the motion. Motion carried 5-0.

5. INFORMATIONAL REPORTS:

- A. Airport (Councilmember Devries) – *Councilmember Devries had nothing to report.*
- B. Cable Commission (Councilmember Winge) *Councilmember Winge reported on the most recent Cable Commission meeting: Election coverage on Youtube; NMTV offering service to videotape City Meetings; PEG and franchise fees; \$58,000 settlement with Comcast.*
- C. City Administrator (Bill Petracek) – *Petracek had nothing to report.*

Choose a building block.

6. LETTERS AND COMMUNICATIONS:

- A. Centennial Lakes Police Department Media Reports – 11-4 through 11-24-2020
- B. Quad Community Press – Request to be Official Paper for 2021
- C. Council Workshop meeting synopsis – November 19, 2020
- D. Planning and Zoning meeting minutes – November 10, 2020

No discussion on Letters and Communications.

7. CONSENT ITEMS:

- A. Recommendation to Approve Council Minutes:
Council Meeting – November 19, 2020
- B. Recommendation to Approve Claims and Bills:
Check #'s 13720 through 13721
Check #'s 47033 through 47088
Check #'s 13501 through 13518
Check #'s 13519 through 13526

Councilmember Winge made a motion to approve the consent agenda items. Councilmember Harris seconded the motion. Motion carried 5-0.

8. ACTION ITEMS:

- A. Recommendation to approve Resolution NO. 20-29 A Resolution
Certifying 2020 Tax Levy Collectable in 2021

Councilmember Devries made a motion to approve Resolution NO. 20-29 A Resolution Certifying 2020 Tax Levy Collectable in 2021. Councilmember Harris seconded the motion. Motion carried 5-0.

- B. Recommendation to approve Resolution No. 20-28 A Resolution Adopting
Final 2021 Operating Budget for the City of Lexington

Councilmember Hughes made a motion to approve Resolution No. 20-28 A Resolution Adopting Final 2021 Operating Budget for the City of Lexington. Councilmember Harris seconded the motion. Motion carried 5-0.

- C. Recommendation to approve Metro I-Net Joint Powers Agreement

Petracek reminded the Council of a workshop discussion regarding the formulation of the Metro I-Net Joint Powers Agreement about 8 months ago. He explained the need to form this JPA to allow the organization to operate independently of the City of Roseville, which is the community that started Metro I-Net. Discussion ensued.

Councilmember Harris made a motion to approve the Metro I-Net Joint Powers Agreement. Councilmember Winge seconded the motion. Motion carried 5-0.

- D. Recommendation to approve Resolution NO. 20-27 A Resolution
Establishing Precincts and Polling Places

Councilmember Harris made a motion to approve Resolution NO. 20-27 A Resolution Establishing Precincts and Polling Places. Councilmember Winge seconded the motion. Motion carried 5-0.

- E. Discuss cancelling December 17, 2020 Council meeting

Petracek stated that he didn't have anything planned for the December 17th agenda, and recommended only having a meeting unless absolutely necessary or for emergency reasons. Discussion ensued.

Councilmember Devries made a motion to approve cancelling the December 17th City Council and workshop meetings unless something emergent requires a meeting. Councilmember Harris seconded the motion. Motion carried 5-0.

9. MAYOR AND COUNCIL INPUT

Councilmember Winge discussed the light that shines on the new sign and flag on the westend of the City has been off for the past 5-6 times he's driven by. discussion ensued. Petracek stated he will inform Public works.

10. ADJOURNMENT

Councilmember Devries made motion to adjourn the meeting at 7:18 p.m. Councilmember Hughes seconded the motion. Motion carried 5-0.

