

**Greenwood City Council & Planning Commission
Joint Work Session Minutes**

7:00 pm, Wednesday, May 18, 2011
Jake O'Connor's Public House ~ 200 Water Street ~ Excelsior, MN 55331

1. Call to Order/Roll Call/Approval Agenda

Mayor Kind called the meeting to order at 7:15 pm.

Council members present: Fletcher, Kind, Page, Quam and Rose
Planning Commission members present: Beal, Cook, Lucking, Malo and Paeper
Council members absent: None
Planning Commission members absent: Reeder
Others present: City Attorney Kelly and City Clerk Karpas

Quam moved to approve the agenda. Second by Paeper. Motion carried 10-0.

2. Introductions

Each person introduced themselves to the group.

Discussion Topics

Open Discussion

The group discussed a number of issues of interest.

A. Survey Requirement

Raised by Karpas, the group discussed the concept of requiring as-built surveys during the construction process to ensure that projects are built according to what was promised, allowing potential issues to be caught and addressed prior to the completion of a project. The Planning Commission will look at the issue.

B. Requiring Escrows for Completion of Building Exteriors Under Construction

Raised by Kind, the group discussed the concept of requiring an escrow to ensure the exterior of a home is completed. The idea stems from an existing property that has been sitting for over five years uncompleted. There was discussion on the legality, the appropriate amount and on the ability of the city to force compliance using the current penalty fee contained in the ordinance.

C. New Variance Standards Approved by the State

Raised by Page, the group discussed the new standards approved by the State in reviewing variance requests which includes looking at the concept of practical difficulty rather than undue hardship and reasonable use of the property.

D. Tree Replacement in Conjunction With the Upcoming Excel Project Along the LRT

Raised by Fletcher, the concept of a multi-city tree restoration program to counter the upcoming tree removal necessary for the Excel upgrade. The thought being that there may be more success if the cities were united in addressing the issue.

3. Adjournment

Beal moved to adjourn at 8:15 pm. Second by Rose. Motion carried 10-0.

Respectfully submitted
Gus Karpas
City Clerk