

**BIG LAKE PLANNING COMMISSION
REGULAR MEETING MINUTES**

MARCH 2, 2011

1. CALL TO ORDER

Vice-Chair Green called the meeting to order at 6:30 p.m.

2. ROLL CALL

Commissioners present: Ketti Green, Duane Langsdorf, Patricia May, and David Schreiber. Commissioners absent: Kirby Becker, Doug Hayes, and Scott Marotz. Also present: Senior Planner Katie Larsen and Community Development Director Jim Thares.

3. ADOPT AGENDA

Commissioner May moved to adopt the agenda. Seconded by Commissioner Langsdorf, unanimous ayes, agenda adopted.

4. OPEN FORUM

Vice-Chair Green opened the Open Forum at 6:32 p.m. No one came forward for comment. Vice-Chair Green closed the Open Forum at 6:32 p.m.

5. APPROVE PLANNING COMMISSION MEETING MINUTES OF FEBRUARY 2, 2011

Commissioner Schreiber motioned to approve the February 2, 2011 Meeting Minutes. Seconded by Commissioner May, unanimous ayes, Minutes approved.

6. BUSINESS

6A. TRANSFORMATION HOUSE ANNEXATION AND CONCEPT PLAN REVIEW

Senior Planner Katie Larsen reviewed the February 8th Planning Report pertaining to the proposed annexation of a 2.46 acre parcel located at 19424 County Road 43 and the proposed concept plan for the Transformation House project, which is a faith based, state licensed 12,000 square foot, 52-bed group care facility for the post treatment of the chemically dependent which would be staffed by twenty (20) employees on a 24/7 basis.

Commissioner Langsdorf provided a summary report on the comments provided by the City Council.

The Commission and staff discussed the following questions/concerns:

- Sewer and water;
- The condition of County Road 43 and its possible need for reconstruction;
- The facility's proposed location in relation to the Northstar Train Station (possible consideration of a location closer to the station);
- No sidewalk;
- Land use density concerns.

The Planning Commissioners provided feedback with two (2) members (May and Green) being in favor of the concept and annexation and 2 members (Langsdorf and Schreiber) in favor of the concept but not the annexation.

7. PLANNER'S REPORT

7A. PROJECT UPDATE REPORT

Senior Planner Larsen reviewed the Project Update Report. No action required or taken by the Commission.

7B. STRONG TOWNS PRESENTATION (DISCUSSION ONLY)

Senior Planner Larsen reviewed the Strong Towns Curbside Chat Presentation information. No action required or taken by the Commission.

8. COMMISSIONERS' REPORTS– None.

9. OTHER – None.

10. ADJOURN

Commissioner May motioned to adjourn at 7:54 p.m. Seconded by Commissioner Langsdorf, unanimous ayes, motion carried.