

**BIG LAKE PLANNING COMMISSION
REGULAR MEETING MINUTES**

MARCH 21, 2007

1. CALL TO ORDER

Chair Benecke called the meeting to order at 7:00 p.m.

2. ROLL CALL

Commissioners present: Tony Benecke, Dick Backlund, Doug Hayes, Scott Marotz, and David Schreiber. Commissioners absent: Kirby Becker and Duane Langsdorf. Also present: Assistant City Administrator Scott Johnson, Community Economic Development Director Jim Thares, City Planner Ned Noel, Sam Woods Community Economic Development Intern and Consultant Planner Steve Grittman of Northwest Associated Consultants, Inc. (NAC).

3. OPEN FORUM

Chair Benecke opened the Open Forum at 7:02 p.m. No one came forward for comment. Chair Benecke closed the Open Forum at 7:03 p.m.

4. ADOPT AGENDA

Commissioner Hayes moved to adopt the agenda. Seconded by Commissioner Schreiber, unanimous ayes, agenda adopted.

5. APPROVE PLANNING COMMISSION MEETING MINUTES OF JANUARY 17, 2007

Commissioner Hayes motioned to approve the January 17, 2007 Meeting Minutes with the two (2) minor corrections to page one as discussed. Seconded by Commissioner Backlund, unanimous ayes, Minutes approved.

6. BUSINESS

6A. PUBLIC HEARING: CARLSON VILLAGE REPLAT AND REZONING

Consultant Planner Steve Grittman, of Northwest Associated Consultants (NAC), was present to review the application submitted by Christopher Carlson to rezone the property located at 230 Leighton Drive, which is currently zoned as an R-2 (Medium Residential) property, to R-3 (High Density Residential/Planned Unit Development). He noted that the replat request is to amend the current site of four (4) townhomes (2 each on adjoining lots) to a plat of four (4) individual units for separate ownership and one (1) common Association lot.

Kelly Jordan, of John Oliver & Associates and representative for Mr. Carlson, explained further the project's intent and answered questions of the Commission.

Chair Benecke opened the public hearing at 7:12 p.m. No one came forward for comment. Chair Benecke closed the public hearing at 7:13 p.m.

Commissioner Hayes motioned to approve the rezoning and CUP/PUD and replat as presented. Seconded by Commissioner Benecke, the motion passed on a vote of 1 to 4, with Commissioners Benecke, Backlund, Hayes, and Marotz voting aye and Commissioner Schreiber voting nay, motion carried.

6B. PUBLIC HEARING: INDUSTRIAL ZONING DISTRICT ORDINANCE AMENDMENTS

Consultant Planner Gritman reviewed NAC's March 21st memorandum pertaining to proposed ordinance amendments to Big Lake's current I-1 Industrial Park and I-2 General Industrial districts zoning codes. Specifically, the amendment proposes the: 1) to change the I-2 District language to cap the allowable outdoor storage area at 200% of the size of the principal structure; and 2) to remove geographic references to Preusse Lake from the I-1 District.

Mr. Phil Rondeau, of CentraSota Commercial, spoke about how he felt the ordinance change could turn away prospects and asked the Board to consider the implications. He further asked that consideration be given to establishing an I-3 District again.

Chair Benecke opened the public hearing at 8:12 p.m. No one came forward for comment. Chair Benecke closed the public hearing at 8:13 p.m.

Commissioner Schreiber suggested that the Commission review similar ordinances from other cities and that the issues being discussed be forwarded to the Big Lake Economic Development Authority (BLEDA) for their review and comments.

Commissioner Schreiber motioned to continue the public hearing to the April 18th meeting. Seconded by Commissioner Hayes, unanimous ayes, motion carried.

6C. PUBLIC HEARING: FRD (FUTURE RESTRICTED DEVELOPMENT) TO A (AGRICULTURAL DISTRICT) COMPREHENSIVE PLAN AND ZONING ORDINANCE AMENDMENTS

Consultant Planner Gritman reviewed the March 21st memorandum pertaining to the proposed change of the purpose and name of the FRD (Future Restricted Development District) to A (Agricultural District). It was noted that City staff had been directed by the City Council to amend the Zoning Ordinance to rename the FRD so that it is more understandable for agricultural uses and development holding purposes; and to also state more agriculturally-based goals in the purpose section.

Chair Benecke opened the public hearing at 8:17 p.m. No one came forward for comment. Chair Benecke closed the public hearing at 8:18 p.m.

Commissioner Hayes motioned to recommend approval of the proposed amendments to the Big Lake Zoning Ordinance to change the name of the FRD (Future Restricted Development District) to A (Agricultural) and to further modify to state more agriculturally-based goals as discussed. Seconded by Commissioner Schreiber, unanimous ayes, motion carried.

6D. TRANSIT ORIENTED DEVELOPMENT COMMITTEE APPOINTMENTS

City Planner Ned Noel reported that the City Council had directed that a committee be formed to oversee the planning activities of the anticipated Northstar Commuter Rail service, which is expected to begin operation in late 2009. This committee is to include two (2) representatives each from the Planning Commission, the City Council, and the Economic Development Authority, and one (1) representative each from the School Board, Chamber of Commerce, and a local bank.

Commissioners Scott Marotz and David Schreiber volunteered to represent the Planning Commission on the Transit Oriented Development Committee. It was noted that the City Council would officially appoint the committee at their March 28th meeting.

7. **PLANNER'S REPORT** – No report.
8. **COMMISSIONERS' REPORTS** – No reports.
9. **ADJOURN**

Commissioner Hayes motioned to adjourn at 8:35 p.m. Seconded by Commissioner Marotz, unanimous ayes, motion carried.