

**BIG LAKE PLANNING COMMISSION
REGULAR MEETING MINUTES**

OCTOBER 17, 2007

1. CALL TO ORDER

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

2. ROLL CALL

Commissioners present: Dick Backlund, Kirby Becker, Doug Hayes, Duane Langsdorf, and Scott Marotz. Commissioners absent: David Schreiber. Also present: Community Economic Development Director Jim Thares, Consultant Planner Carie Fuhrman of Northwest Associated Consultants, Inc. (NAC), and City Engineer Jared Voге of Bolton & Menk.

3. OPEN FORUM

Chair Becker opened the Open Forum at 7:01 p.m. No one came forward. Chair Becker closed the Open Forum at 7:01 p.m.

4. ADOPT AGENDA

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

5. APPROVE PLANNING COMMISSION MEETING MINUTES OF AUGUST 15 AND OCTOBER 3, 2007

Commissioner Langsdorf motioned to approve the August 15, 2007 Regular Meeting Minutes and the October 3, 2007 Special Meeting Minutes. Seconded by Commissioner Backlund, unanimous ayes, Minutes approved.

6. BUSINESS

6A. MCPETE'S EXPANSION: CONTINUE DISCUSOIN FROM 10/03/07 SPECIAL PLANNING COMMISSION MEETING OF CONDITIONAL USE PERMITS, CONDITIONAL USE PERMIT AMENDMENT, VARIANCES, PRELIMINARY AND FINAL PLAT, AND SITE AND BUILDING PLAN REVIEW – MCPETE'S SPORTS BAR AND LANES

Consultant Planner Carie Fuhrman, of NAC, reviewed the October 10, 2007 Planning Report regarding the applications received from Miller Architects & Builders, Inc., the firm which is representing the property owners of McPete's Sports Bar and Lands, MP of Big Lake, LLC, for the property located at 590 Humboldt Drive. The applications to be considered by the Commission are for: 1) a preliminary and final plat (for the purpose of combining the two existing parcels on which the business is located); 2) an amendment to an existing Conditional Use Permit (CUP) to make changes to the outdoor commercial recreational area; 3) to expand the indoor commercial recreational area by adding bowling lanes, pool tables, and dart boards; 4) to add an arcade in the principal structure, and 5) to request a parking deferment for the business.

Mr. Al Whittey, of Miller Architects & Builders, was present to discuss the proposed applications and to answer questions of the Commission.

After a lengthy discussion by the Board, applicant, and staff, Ms. Fuhrman reported that the proposed expansion at McPete's Sports Bar and Lanes requires multiple land use approvals, including: a preliminary and final plat; four (4) conditional use permits (CUP's); seven (7) variances; and a site and building plan review. She summarized that the three (3) alternative actions for the Commission to consider are: 1) to recommend approval based on the findings; 2) to recommend denial; or 3) to recommend approval of one or more of the requests and denial of one or more of the requests, and/or table the proposed requests for further study, based on the findings.

Commissioner Langsdorf motioned to recommend approval of the Preliminary Plat and Final Plat. Seconded by Commissioner Backlund, unanimous ayes, motion carried.

Commissioner Backlund motioned to recommend approval of the Conditional Use Permit (CUP) for expansion of the indoor recreational use area. Seconded by Commissioner Hayes, unanimous ayes, motion carried.

Commissioner Langsdorf motioned to recommend approval of the Conditional Use Permit (CUP) for the amendment to the outdoor recreational area along with the following conditions for the site: 1) additional landscaping, as discussed; 2) specific regulations for litter control as discussed; and 3) hours of operation as discussed. Seconded by Commissioner Hayes, unanimous ayes, motion carried.

Commissioner Hayes motioned to recommend approval of the Conditional Use Permit (CUP) for the addition of the game room and arcade as presented. Seconded by Commissioner Backlund, unanimous ayes, motion carried.

Commissioner Marotz motioned to recommend approval of the CUP for the deferment of required parking with the 2nd condition that the City Attorney examine potential interim steps between the parking plan and the lot capacity for the plan, as discussed. Seconded by Commissioner Becker, unanimous ayes, motion carried.

Commissioner Becker motioned to recommend approval of the variance for window and door area percentage on front façade as discussed, with the addition of adding four (4) windows as stated. Seconded by Commissioner Marotz, unanimous ayes, motion carried.

Commissioner Hayes motioned to recommend approval of the variance for street front window widths as discussed. Seconded by Commissioner Marotz, unanimous ayes, motion carried.

Commissioner Hayes motioned to recommend approval of the variance for street front window placement as discussed. Seconded by Commissioner Backlund, unanimous ayes, motion carried.

Commissioner Backlund motioned to recommend approval of the variance for the screening of roof mechanical equipment as discussed. Seconded by Commissioner Hayes, unanimous ayes, motion carried.

Commissioner Backlund motioned to recommend approval of the front façade building materials as discussed. Seconded by Commissioner Hayes, unanimous ayes, motion carried.

Commissioner Langsdorf motioned to recommend approval of the variance for the building materials as discussed with the condition that the materials on the lower portion of the west side of the building meet design standards. Seconded by Commissioner Becker, unanimous ayes, motion carried.

Commissioner Backlund motioned to recommend approval of the parking lot landscaping as discussed with parking lot landscaping to be located on the perimeter rather than within islands. Seconded by Commissioner Marotz, unanimous ayes, motion carried.

Commissioner Backlund motioned to recommend that the Council approve the site and building plans along with all of the staff recommendations listed in the Planning Report. Seconded by Commissioner Hayes, unanimous ayes, motion carried.

6B. PUBLIC HEARING: CONSIDER PRELIMINARY AND FINAL PLATS, AND A SITE AND BUILDING PLAN REVIEW FOR THE SMILE CENTER

Consultant Planner Carie Fuhrman, of NAC, reviewed the October 11, 2007 Planning Report regarding the application submitted by Ed Silker of the Smile Center, for preliminary and final plat approval and site/building plan review in order to construct a parking lot on the property located at 241 Jefferson Boulevard, which is adjacent to the current Smile Center property.

Chair Becker opened the public hearing at 8:52 p.m.

Jim Fjeld, 290 Shoreview Estates, stated his opposition to the proposed project because he believes the addition of hard surface will be a problem as more water will be emptying into the large pond that is located adjacent to the property.

City Engineer Jared Voge addressed the Commission's questions regarding rip-rap on plantings on the pond.

Chair Becker closed the public hearing at 9:05 p.m.

Commissioner Marotz motioned to recommend approval to the City Council for the site plan review, based on the findings that the proposed use is consistent with the performance requirements for the B-2 District, and subject to the twelve (12) conditions listed in the October 17, 2007 Planning Report. Seconded by Commissioner Hayes, the motion passed on a vote of 4 to 1, with Commissioners Backlund, Hayes, Langsdorf, and Marotz voting aye and Commissioner Becker abstaining.

6C. PUBLIC HEARING: CONSIDER COMPREHENSIVE PLAN AMENDMENT, REZONING, AND AMENDMENT TO THE PRAIRIE MEADOWS PUD AND PRELIMINARY PLAT FOR PRAIRIE MEADOWS II

Consultant Planner Carie Fuhrman reviewed the October 10, 2007 Planning Report which provided a summary of the history of the Prairie Meadows development, which is a 235-acre master-planned community located north of Highway 10 and east of downtown.

Greg Schlink, of Bruggeman Properties, stated that this issue is a result of the plans for the development of the Big Lake Industrial Park by the City of Big Lake, which requires them to shift the highest density (i.e., mostly townhomes and apartments) away from the Industrial Park development area into the rest of the subject property. Mr. Schlink stated that they felt the PUD requirement was met as staff had outlined and that the plan was revised to make it meet the Park Board's recommendation as best they could and that Bruggeman believes that the intent of the original PUD has been met (i.e., the original park dedication

requirement), noting that the additional five (5) lots are in addition to that. Mr. Schlink further stated that if the City is to go by the Park Board's recommendation, he would ask them to provide their rationale as to why because he does not believe the PUD calculation is accurate. Mr. Schlink also stated that they believe that the PUD requirements have been met and, if the Commission felt that the conditions of the PUD have not been met, then he asked for the Commission's rationale as to why the requirements were not met.

Mr. Schlink also stated that that they have offered the dedication of the entire Preusse Lake wetland (approx. 25 acres) to which the Park Board did not respond; and they also requested that an entry sign be provided on the corner of Minnesota Avenue and 172nd Street which Bruggeman would use for the marketing of the property and which would ultimately be turned over to the City to use as a monument for the park, to which the Park Board also did not respond and he would ask for the Commission's indication if these two items are of interest so Bruggeman would know how to proceed.

Chair Becker opened the public hearing at 9:40 p.m.

Jesse Knox, 17230 Highway 10 NW, asked for clarification of what type of housing there would be in the project; with Mr. Schlink noting that there would be single family residential along with an apartment site. Mr. Knox noted that his only concern was whether there were going to be any restriction changes on Preusse Lake (i.e., hunting, gun zones, etc.) because everyone hunts that area that is located in the township on the south side of the lake. It was reported that the project site has been annexed into the City in 2003 and hunting, etc. would not be allowed; however, staff is unaware of any rule changes for the properties around the lake which are still located within the Township and any questions regarding changes in the Township's hunting regulations should be addressed with the Township Board.

Chair Becker closed the public hearing at 9:45 p.m.

Commissioner Marotz motioned to recommend approval of the PUD, taking into consideration the Park Board's recommendations for the five (5) lots but also finding that this is an opportunity to meet the needs of the community and developer by the procedures and conditions contained as discussed. Commissioner Langsdorf seconded the motion and offered a amendment to include language stating that that it not be five (5) lots but rather a usable, functional park area fronting on Minnesota Avenue. Amendment accepted by Commissioner Marotz, unanimous ayes, motion carried.

7. PLANNER'S REPORT

7A. DISCUSS PLANNING COMMISSION VACANCY

Community Economic Development Director Jim Thares reported that an advertisement for the vacant seat on the Planning Commission has been posted in the West Sherburne Tribune and no application letters have received; however, he noted that there is one person who may be interested in applying for the position.

7B. DISCUSS MOVING PLANNING COMMISSION MEETINGS TO THE 1ST AND 3RD WEDNESDAYS OF THE MONTH

After a brief discussion, it was the consensus of the Commission to schedule meetings of the Planning Commission for the first and third Wednesdays of each month.

8. COMMISSIONERS' REPORTS: No reports.

9. ADJOURN

Commissioner Becker motioned to adjourn at 10:12 p.m. Seconded by Commissioner Backlund, unanimous ayes, motion carried.