

**BIG LAKE PLANNING COMMISSION
REGULAR MEETING MINUTES**

JULY 20, 2005

1. CALL TO ORDER

Commissioner Langsdorf called the meeting to order at 7:00 p.m.

2. ROLL CALL

Commissioners present: Kirby Becker (arrived at 7:04 p.m.), Doug Hayes, Duane Langsdorf, Scott Marotz, and David Schreiber. Commissioners absent: Melinda Parsons and Tony Beneke. Also present, Economic Development Director Jim Thares, Assistant City Administrator Scott Johnson, Consultant Planner Nate Sparks of Northwest Associated Consultants, Inc. (NAC), and Economic Development Assistant Annie Deckert.

3. OPEN FORUM

Commissioner Langsdorf opened the Open Forum at 7:01 p.m.

Commissioner Langsdorf closed the Open Forum at 7:02 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 JULY 6, 2005

Commissioner Marotz motioned to approve the July 6, 2005 Meeting Minutes. Seconded by Commissioner Hayes, unanimous ayes, Minutes approved.

6. BUSINESS

6A. PUBLIC HEARING: Comprehensive Plan Amendment, Rezoning, Conditional Use Permit/Development Stage Planned Unit Development (PUD), and Preliminary Plat for “Sweetwater Bend”

City Planner Nate Sparks (NAC) reviewed the Preliminary Plat for Sweetwater Bend. Due to an annexation issue, the Public Hearing for Sweetwater Bend needed to be re-held. Mr. Sparks gave a brief presentation on the planned unit development, noting changes; the elimination of cul-de-sacs, less density, fewer lots and a larger ultimate lot size in the PUD.

Mr. Sparks answered various questions by Commissioners and stated that the PUD has already been approved by Council for final plat; this Public Hearing was being held for legal purposes.

Developer John Peterson stated he would be available to answer any questions.

Commissioner Langsdorf opened the public hearing at 7:09 p.m.

Commissioner Langsdorf closed the public hearing at 7:10 p.m.

Commissioner Becker expressed concern regarding garage set-backs and cul-de-sac sizes.

Commissioner Schreiber questioned the amount of variances given to the whole development and the dynamics it would create.

Commissioner Hayes motioned to approve the Comprehensive Plan Amendment, Rezoning, Conditional Use Permit/Development Stage Planned Unit Development (PUD), and Preliminary Plat for “Sweetwater Bend”. Seconded by Commissioner Marotz, the motion passed with a vote 4 to 1, Commissioners Hayes, Langsdorf, Becker, Marotz in favor, Commissioner Schreiber abstaining, motion carried.

6B. PUBLIC HEARING: Comprehensive Plan Amendment, Rezoning, Conditional Use Permit/Development Stage Planned Unit Development (PUD), and Preliminary Plat for “Berndt Pond Estates Third Addition”

City Planner Nate Sparks stated that the applicant is seeking approval of a Comprehensive Plan Amendment, Rezoning, PUD, and Preliminary Plat for “Berndt

Pond Estates 3rd Addition" to subdivide a 32 acre parcel into 36 single family and 50 attached dwelling units.

Mr. Sparks stated that the Comprehensive Plan currently designates the southeastern portion of this parcel as Low Density Residential – Large Lot and the northern and western portion as Medium Density Residential. The applicant's proposal would place Medium Density Residential on the southern portion of the property and Low Density Residential in the north.

The applicant is seeking PUD flexibility from lot width, area standards, street side yard and Co Rd 81 setbacks in the R-1 District; R-3 setbacks from the perimeter, drive, and parking area, width of the proposed Berndt Court right-of-way, and the transition requirements from the R-3 portion of the plat to the adjacent Single Family areas.

Mr. Sparks also stated that the plat will include a collector road, 206th Avenue that is intended to carry traffic in an east-west fashion across this plat. Sherburne County is seeking additional right-of-way for County Road 81 more than is depicted on the plat. It is unclear if the current configuration could continue as depicted.

The R-1 parcels are depicted with a 15-foot street side yard setback rather than the required 30 feet, 30-foot setback from County Road 81 rather than the required 45 feet, and certain lots that do not meet the area and width standards. The R-3 portion of the plat does not meet the perimeter setbacks and the setback from the private drive and parking areas in certain places.

Mr. Sparks also stated that the City Engineer would like to receive a final wetland delineation plan and a storm water management plan. The details of these plans could impact lot configuration.

Chair Parson opened the public hearing at 7:41 p.m.

Scott Linner, CR 81 & 206th Ave was concerned about the effect this project would have on traffic and inquired about the creation of parks in the development.

Sara Jacobson, CR 81 & 206th Ave inquired about how this development would benefit the neighborhood. She was also concerned about the effect this will have on the value of her home and the increase of unsafe traffic.

Patrick Kelly, CR 81 & 206th Ave inquired about any parks being planned for this development. He also commented on the dangerous intersection and expressed

concern regarding traffic.

John Schmolenski, CR 81 suggested moving the development West because of the danger of CR 81 and the intersection with 206th Avenue as proposed. He also expressed concern about the elevation area. Mr. Schmolenski emphasized the project to be completed properly.

Kelly Achtmann, 20655 CR 81 expressed concern regarding CR 81. She felt the development was not giving enough back for what it would be taking.

Commissioner Langsdorf closed the public hearing at 8:00 p.m.

Linda Brown, Land Surveying & Engineering Professionals discussed issues they have incurred during this project.

Jim Nelson, Attorney for the developer commended the residents for commenting and addressed their concerns. He stated that traffic will always be an issue. When the developer began this project, he was told by the County that something would be done with County Road 81. He emphasized the property owner's rights to develop on their property. He recommended the issue not be tabled; he preferred it be approved or denied.

City Planner Nate Sparks explained that because the developer has failed to provide the final wetland delineation plan and a storm water management plan, Brad DeWolf, City Engineer, recommends this item be tabled, so he may conduct further research.

Commissioner Marotz stated the development was too dense and suggested it to be reconfigured. (not linear)

Commissioner Schreiber inquired about anything planned for the 55+ age group. He said this development needs changes.

Commissioner Becker inquired about the City straightening 206th Avenue.

City Planner Nate Sparks noted changes needed to be made and other options must be explored.

Commissioner Hayes motioned to table the Comprehensive Plan Amendment, Rozoing Conditional Use Permit/Development Stage Planned Unit Development (PUD), and Preliminary Plat for "Berndt Pond Estates Third Addition". Seconded by Commissioner

Becker, unanimous ayes, motion carried.

7. PLANNER'S REPORT

Prior to the Planning Commission Meeting (July 20, 2005), Commissioner Langsdorf attended the Extra-Territorial Joint Meeting on the Comprehensive Land Use Plan given by Northwest Associated Consultants. The meeting discussed Big Lake's proposed Comprehensive Land Use Plan maps.

8. COMMISSIONERS' REPORTS

Commissioner Schreiber also attended the ET Land Use meeting.

9. ADJOURN

Commissioner Becker motioned to adjourn at 8:43 p.m. Seconded by Commissioner Hayes, unanimous ayes, motion carried.