

**BIG LAKE PLANNING COMMISSION
REGULAR MEETING MINUTES**

JUNE 20, 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 and David Schreiber. Commissioners absent: Tony Benecke, Duane Langsdorf, Scott Marotz. Also present: City Planner Ned Noel and Community Economic Development Intern Sam Woods.

3. OPEN FORUM

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

4. ADOPT AGENDA

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

5. APPROVE PLANNING COMMISSION MEETING MINUTES AND JOINT MEETING WITH CITY COUNCIL OF JUNE 6, 2007

Commissioner Hayes motioned to approve both June 6, 2007 Meeting Minutes with said corrections. Seconded by Commissioner Schreiber, unanimous ayes, Minutes approved.

6. BUSINESS

6A. PUBLIC HEARING: COMPREHENSIVE LAND USE PLAN AMENDMENT WESTSIDE

City Planner, Ned Noel explained the current housing goals of the Comprehensive Plan and asked the Commission to discuss the idea of teiring land-uses on the western side of Big Lake north of the future Highway 10 bypass.

The Commission asked Mr. Noel how the 15% Multi-family house goal was calculated. Mr. Noel stated it was by calculating three units plus in the City. The Commission also asked what can be done for changing the comprehensive plan. Mr. Noel said the plan can always be amended because times change and cities change.

The Commission discussed how they wanted the Comprehensive Plan amended with teiring along the northern portion of the potential Highway 10 bypass.

The Commission stated they want to have a future meeting to look at other areas of the City to discuss amending the comprehensive plan. Commissioner Schreiber asked if there can be rural preservation. Ned Noel stated yes, but the City has traditionally annexed land for urban use.

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

Commissioner Hayes motioned to approve the comprehensive plan amendment as presented. Seconded by Commissioner Schreiber, unanimous ayes, motion carried.

6B. REVIEW COMPREHENSIVE PLAN: RESIDENTIAL GOALS AND POLICIES

City Planner, Ned Noel reviewed the current residential goals and policies to the Planning Commission. Mr. Noel asked the Commission to discuss the goals and to make any comments the Commission felt necessary.

The Commission stated some recommendations that they would like to see changed with the 8 residential goals of the Comprehensive Plan. The Commission also stated they felt that they have to stick firm to the ordinance standards when dealing with Planned Unit Development (PUD) and developers. That is, the developer needs to show the City true benefits before the City approves any PUD's. No motion was made.

7. PLANNER'S REPORT

Ned Noel stated that Chair Benecke will be sending in his resignation letter. Mr. Noel told the Commission Vice-chair Becker will be able to stay as Vice-chair until the Chair term expires to keep the Chair and Vice-chair terms could coincide if both roles were appointed together. Ned Noel stated this was his last Planning Commission with the City. He thanked the City for the opportunity to help the City grow during his tenure.

8. COMMISSIONERS' REPORTS

Commissioner Schreiber presented information he learned from a Planning Commission seminar. Commissioner Schreiber stated the Planning Commission has an important role in the community more than being just an advisory committee.

The Commission asked staff if it would be possible to have a visual survey conducted at an event such as Spud Fest. Mr. Noel said it is possible.

9. ADJOURN

Commissioner Schreiber motioned to adjourn at 8:20 p.m. Seconded by Commissioner Hayes, unanimous ayes, motion carried.