

**BIG LAKE PLANNING COMMISSION
REGULAR MEETING MINUTES**

AUGUST 15, 2007

1. CALL TO ORDER

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

2. ROLL CALL

Commissioners present: Dick Backlund, Doug Hayes, Duane Langsdorf, Scott Marotz, and David Schreiber. Commissioners absent: Kirby Becker. Also present: Consultant Planner Carie Fuhrman of Northwest Associated Consultants, Inc. (NAC). and City Planner/CD Assistant Leslie Chmielewski

3. OPEN FORUM

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

Acting Chair Langsdorf closed the Open Forum at 7:01 p.m. as no one was present to speak.

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 AUGUST 1, 2007

Commissioner Langsdorf motioned to approve the August 1, 2007 Meeting Minutes. Seconded by Commissioner Hayes, unanimous ayes, Minutes approved.

6. BUSINESS

6A. PUBLIC HEARING: CONSIDER COMPREHENSIVE PLAN AMENDMENT, REZONING, AMENDMENT TO PRAIRIE MEADOWS PUD, AND PRELIMINARY PLAT – PRAIRIE MEADOWS II

Consultant Planner Fuhrman announced she had received a request from the developer of Prairie Meadows II to move the public hearing to the September Planning Commission meeting. The developer will address Park Committee questions at that time. She suggested, the public hearing be opened tonight as planned but to remain open until next months meeting.

Consultant Planners discussed the comprehensive plan amendment requested for Prairie Meadow II. The main difference between the previously accepted plat and the proposed plat is the industrial section will be enlarged substantially.

Consultant Planner Fuhrman discussed the rezoning request of the applicant. There are no new zoning designations proposed from the original Prairie Meadow I. The proposed plat will only change zoning lines. One difference between the approved Prairie Meadow I plat and the proposed Prairie Meadow II plat is The Oakes, which will be contain 37 larger lots and a homeowner's association contract.

The applicant has proposed to reduce the overall park land. Gallus Park was originally approved to be 12.63 acres and is now proposed to be 7.64 acres. Village Green park that was approved in the original Prairie Meadow I plat is proposed to be completely removed.

Consultant Planner Fuhrman said the city will extend the review deadline for another 60 days per the request of the applicant.

Commissioner Marotz explained the Park Committee felt the approved Gallus Park was considered a regional park at its current size, but if reduced would act only as a neighborhood park. This park was not designated as a neighborhood park in the 30 Year Park Master Plan.

Commissioner Hayes asked how the amount of park acres tied in to the development agreement. Consultant Planner Fuhrman said there was a previous park agreement but did not know the details of it. A new park agreement would have to be made if Prairie Meadow II plat is approved.

Commissioner Marotz said ideally the Park Committee would like the see the parks stay the same but understands how the applicant is being affected with the request of more industrial land from the City.

Commissioner Schreiber commented that the Commission members must look out for the wants of the Citizens and believes they would be doing a disservice if they accepted the reduced park acres with the proposed plat. The consensus of the other members was the same at this time.

Acting Chair Langdorf opened the public hearing at 7:30 p.m.

 , 17079 Trillium Street, commented on their dissatisfaction with the proposed development. They bought their home and property believing that there would always be a large park in the area.

The public hearing was not closed due to the request for an extension by the applicant and will continue at the September 19, 2007 Planning Commission meeting.

Commissioner Marotz motioned to continue the public hearing for the Comprehensive Plan Amendment, Rezoning, Amendment to the Prairie Meadows PUD, and Preliminary Plat- Prairie Meadows II request to the September 19, 2007 Planning Commission Meeting. Seconded by Commissioner Hayes, unanimous ayes, motion carried.

7. PLANNER'S REPORT

Consultant Planner Fuhrman pointed out the Star Tribune article that was included the packets regarding the amount of developable land in Eden Prairie, Minnesota.

The Planning Commission members are invited and encouraged to attend the North Star Maintenance Facility groundbreaking happening September 6, 2007 at 5:15 p.m.

8. COMMISSIONERS' REPORTS

9. ADJOURN

Commissioner Schreiber motioned to adjourn at 7:34 p.m. Seconded by Commissioner Backlund, unanimous ayes, motion carried.

(ROLL CALL VOTE WORDING)

Seconded by Commissioner _____, the motion passed/failed on a vote of ___ to ___, with Commissioners _____ voting aye and Commissioners _____ voting nay.

(ADDITION TO AGENDA WORDING)

Commissioner ___ motioned to adopt the agenda with the addition of Item ___: _____ . Seconded by Commissioner _____, unanimous ayes, agenda adopted.

(CORRECTION TO MINUTES)

Commissioner ___ motioned to approve the _____, 2000 meeting Minutes with the following corrections: 1) The _____ sentence of Item __, paragraph __ is to read: _____, and 2) The ___ sentence of Item __, paragraph __ is to read: _____. Seconded by Commissioner ___, unanimous ayes, Minutes approved.