

**BIG LAKE PLANNING COMMISSION
SPECIAL MEETING MINUTES**

OCTOBER 3, 2007

**MINUTES
APPROVED
10-17-07**

1. CALL TO ORDER

Chair Becker called the meeting to order at 5:00 p.m.

2. ROLL CALL

Commissioners present: Dick Backlund, Kirby Becker, Doug Hayes (arrived at 5:03 p.m.), Duane Langsdorf, Scott Marotz, and David Schreiber. Also present: City Administrator Scott Johnson, Community Development Director Jim Thares, Senior City Planner Katie Larsen, City Clerk Gina Wolbeck, Consultant Planner Nate Sparks of Northwest Associated Consultants, Inc. (NAC) and Consultant Engineer Brad DeWolf from Bolton & Menk.

3. OPEN FORUM

Chair Becker opened the Open Forum at 5:01 p.m.

Chair Becker closed the Open Forum at 5:01 p.m. as no one was present to speak.

4. ADOPT AGENDA

Commissioner Langsdorf moved to adopt the agenda with the provision of moving Agenda 5B before 5A. Seconded by Commissioner Becker, unanimous ayes, agenda adopted.

5. BUSINESS

(Agenda items 5A and 5B were reversed)

**5B . CONSIDER SITE AND BUILDING PLAN REVIEW – BRIGGS PROPERTIES
30-UNIT APARTMENT BUILDING**

Nate Sparks reviewed the planners report for the application submitted by Briggs Properties, LLC for a site and building plan review for a 30-unit apartment building to be known as Town Square Apartment Homes. The site is located on a 1.23 acre parcel platted as Lot 1, Block 2, Big Lake Town Square First Addition. The site is located at 715 Martin Avenue and is zoned R-3, High Density Residential.

Discussion was had regarding the City's tree preservation ordinance and whether it applied to this project. Nate Sparks commented the ordinance pertained to new subdivisions not existing lots such as the Briggs Properties.

Concern was expressed over the fact that the original proposal was for a living facility focused on 55+ aged populations but the facility is now being marketed for all populations. Discussion was had as to whether there are enough ADA parking stalls.

Commissioner Hayes motioned to recommend to the City Council the approval of the Site and Building Plans for the project known as Town Square Apartment Homes with the modifications as discussed. Seconded by Commissioner Backlund, motion passed with a vote of 4:1 with Commissioners Backlund Becker, Hayes, Langsdorf and Marotz voting aye and Commissioner Schreiber voting nay. Motion carried.

5A. PUBLIC HEARING: CONSIDER CONDITIONAL USE PERMITS, CONDITIONAL USE PERMIT AMENDMENT, VARIANCES, PRELIMINARY AND FINAL PLATS, AND SITE AND BUILDING PLAN REVIEW FOR MCPETE'S SPORTS BAR AND LANES

Consultant Planner Sparks reviewed the planners report for the application submitted by McPete's Sports Bar and Lanes for Conditional Use Permits, a Conditional Use Permit Amendment, Variances, Preliminary and Final Plats, and a Site and Building Plan Review for their facility located at 590 Humboldt Drive.

Al Witte of Miller Architects & Builders and Bob McDowall of McPete's Sports Bar and Lanes were present as project representatives.

Discussion was had over the concerns about parking, lighting of the batting cages, use of proposed accessory shed/building and building/facade materials and overall number of CUP's and variances that would be required for the project.

Chair Becker opened the public hearing at 5:46 p.m.

There was no public comment.

Chair Becker closed the public hearing at 5:46 p.m.

Commissioner Langsdorf motioned to continue discussion for the McPete's Sports Bar and Lanes request for Conditional Use Permits, a Conditional Use Permit Amendment, Variances, Preliminary and Final Plats, and a Site and Building Plan Review for their facility located at 590 Humboldt Drive until the October 17, 2007 Planning Commission Meeting. Seconded by Commissioner Hayes, motion passed with a vote of 4:1 with Commissioners Schreiber, Becker, Hayes, Langsdorf and Marotz voting aye and Commissioner Backlund voting nay. Motion carried.

7. **PLANNER'S REPORT**

None

8. **COMMISSIONERS' REPORTS**

None

9. **ADJOURN**

Commissioner Langsdorf motioned to adjourn at 6:07 p.m. Seconded by Commissioner Schreiber, 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.