

**BIG LAKE PLANNING COMMISSION
REGULAR MEETING MINUTES**

Wednesday May 2, 2007

1. CALL TO ORDER

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

2. ROLL CALL

Commissioners present: Kirby Becker, Tony Benecke, Duane Langsdorf, Scott Marotz, and David Schreiber. Commissioners absent: Dick Backlund, Doug Hayes. Also present: Community Economic Development Director Jim Thares, City Planner Ned Noel, City Planner Annie Deckert and Community Economic Development Intern, Sam Woods.

3. OPEN FORUM

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

No one came forward to speak.

Chair Benecke closed the Open Forum at 7:02 p.m.

4. ADOPT AGENDA

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

5. BUSINESS

**5A. PUBLIC HEARING: COMPREHENSIVE LAND USE PLAN AMENDMENT FOR
“COBBLESTONE COMMONS”**

City Planner Annie Deckert reviewed the Comprehensive Land Use Plan Amendment application for “Cobblestone Commons”. She noted the developer wants to change the current comprehensive plan designation from low density to high density along the proposed Highway 10 bypass location PID # 65-123-120. Ms. Deckert also stated the area is currently zoned A (Agricultural) and would have to be rezoned along with the amending the comprehensive plan.

Ms. Deckert indicated that the subject site was surrounded by areas guided as low density, with a small portion as low to medium south of the proposed bypass. She reviewed the Comprehensive Plans goals (policies regarding multi-family housing and the purpose of the District. She also reviewed the criteria when reviewing a

Comprehensive Plan Amendment. She explained that in the past, the City has reviewed Comprehensive Plan Amendments bundled with a Rezoning and Preliminary Plat/PUD so that it is tied with a development application. She emphasized that any decision made regarding the Comprehensive Plan Amendment will have to tie to the Concept Plan called "Cobblestone Commons"; the applicant chose not to apply for concept plan review, only Comprehensive Plan Amendment.

She discussed four options that the Commission could consider regarding this application: (A.) submit Comprehensive Plan Amendment at time of Preliminary Plat/PUD, (B.) withdraw Comprehensive Plan Amendment and submit Concept Plan, and submit comp. plan amend. at development stage, (C.) approve Comprehensive Plan Amendment as is -or with modifications or (D.) deny request. Staff also stated if the Commission felt the Comprehensive Plan Amendment change to high-density was appropriate, then it would be appropriate to approve the application.

The applicant, Jim Brown, of Dynamics Design and Land Co. 690 Humboldt Drive Suite C Big Lake, MN 55309 explained further the developer's intent of the amendment changes and answered questions of the Commission. Mr. Brown stated they wanted to get feedback from the commission before they decided to develop the site. They said the reason they want to develop high density at that site was the market change for more high density and they want to develop a quality project similar to a site called the "Reserve" in Plymouth, MN.

Chair Benecke opened the public hearing at 7:16 p.m.

Bob Gramsey of Big Lake liked the idea of having higher density along the location of the proposed Highway 10 bypass. He stated that single family housing was not an appropriate use in the area next to U.S. Highway 10.

Commissioner Marotz questioned the benefit to both parties for going through the Comprehensive Plan Amendment in this particular fashion without submitting a development application. He was not concerned with the idea of higher density, but was concerned with the market dynamics of Big Lake compared with those of larger cities, like Plymouth. Mr. Marotz was in favor of the idea of tiering the densities.

Commissioner Becker agreed with the idea of looking at tiering residential land uses densities in the region and not just the development site. Mr. Becker stated the City should revisit comprehensive planning at a future meeting. He would like to see a buffer created in the area and was concerned about the potential traffic effects noting a traffic study should be done.

The Commission questioned the development the time frame. Mr. Brown stated phase one of the project could be started and completed in twelve to eighteen months from approval date.

Commissioner Schreiber stated that all City Committees need to look at the Comprehensive Plan for this area together at one time and discuss possible

amendments. Commissioners stated that the TOD committee should look at the concept plan to see how this development would affect the TOD area and to look at the possibility of a feeder route system to the station site. Commissioner Marotz stated his concern with a possible TOD Conflict in regards to completing residential high density projects.

Chair Benecke closed the public hearing at 7:50p.m.

Commissioner Becker believes this development and the Comprehensive Plan has to be looked at in a long-term manner and is in agreement for a tiered approach to the zoning and Comprehensive Plan amendment.

Ms. Deckert explained that the Commission could table the item until City Committees revisited the Comprehensive Plan and discussed possible amendment provided the applicant provide an extension letter.

Commissioner Langsdorf motioned to table the Comprehensive Plan Amendment to discuss land use at a future meeting, provided the applicant submit an extension letter to the City to voluntarily extend the application deadline. Seconded by Commissioner Marotz, unanimous ayes, motion carried.

5B. REVIEW OF COMPREHENSIVE LAND USE GOALS

City Planner, Ned Noel presented information on the current goals stated in the City's most current Comprehensive Plan. He discussed information about revising the current plan and asked the commission for comments. Mr. Noel reiterated the need to demonstrate a benefit with any PUD development request.

Commissioner Schreiber thinks staff should have more of a role in the planning process of developments.

Commissioner Becker said he would like to see more diversity in design and construction of developments.

Commissioner Benecke stated the City should be telling the developers what they want for new projects.

The Commission recommended that staff develop a Planned Unit Development Checklist of standards that should be enforced when reviewing Planned Unit Developments.

7. **PLANNER'S REPORT** – Ned Noel, City Planner stated that the On the Run gas station and restaurant development has to be redesigned and extended due to access limitations. He also discussed a couple of pending projects which will go forward to a future Planning Commission meeting. Lastly he stated that the TOD

Committee will be having their meetings the 3rd Wednesday of every month at 5:00p.m.

8. **COMMISSIONERS' REPORTS** - No reports.

9. **ADJOURN**

Commissioner Becker motioned to adjourn at 8:40 p.m. Seconded by Commissioner Langsdorf, unanimous ayes, motion carried.

