

**SPECIAL JOINT MEETING
OF THE
BIG LAKE CITY COUNCIL AND BIG LAKE PLANNING COMMISSION**

SEPTEMBER 20, 2006

1. CALL TO ORDER

Chair Parsons called the meeting to order at 6:03 p.m.

2. ROLL CALL

City Council Members Present: Mayor Don Orrock, Council Members Chuck Heitz (BLEDA Representative), Lori Kampa (BLEDA Representative), and Patricia May.

City Council Member Absent: Duane Langsdorf (arrived at 6:11).

Planning Commissioners Present: Chair Melinda Parsons, Commissioners Kirby Becker, Tony Benecke, and David Schreiber.

Planning Commissioners Absent: Doug Hayes and Scott Marotz (arrived at 6:09 p.m.)

Big Lake City Staff Present:

Assistant City Administrator Scott Johnson, Community Economic Development Director Jim Thares, City Planner Ned Noel, City Planner Annie Deckert, Intern Katie Blakeslee, and Planning Consultant Nate Sparks of NAC.

3. ADOPT PROPOSED AGENDA

Commissioner Benecke motioned to adopt the proposed agenda. Seconded by Commissioner Becker, unanimous ayes, motion carried.

4. BUSINESS – R5 Impervious Surface Standards

Nate Sparks reviewed the Planners Report for the R-5 Zoning District. Mr. Sparks identified that the Big Lake Economic Development Authority (BLEDA) had initially requested a review of the R-5 Zoning District due to concerns that the zoning regulations could cause potential economic hardships in this district. The review looked at the history, standards, building permits, variances, economics and community insights of the district. Mr. Sparks indicated that BLEDA reviewed

the report at their July meeting and requested that staff seek comments from residents interested in the outcome of the report. After reviewing public comments, BLEDA recommended that the City Council and Planning Commission jointly review the report on the R-5 District.

Commissioner Scott Marotz arrived at 6:09pm

Council Member Duane Langsdorf arrived at 6:11pm

Discussion was held on housing structure height and size in the R-5 District as a way to mitigate lot coverage issues. Mayor Orrock stressed that the property value is in the land and not in the houses.

Members discussed their concern with the current standards due to the fact that so many variances have been granted in this District. Members also discussed increasing the impervious surface standards and the option of allowing buffer strips and landscaping options in the District in place of increasing the impervious surface standards. Discussion was also held on offering credits for impervious surface requirements. Staff discussed current Variance fees and Members stated their concern with the total cost a resident incurs when seeking a Variance approval on their property.

The Boards directed staff to draft an Ordinance for Planning Commission review to increase structure height limit from 25 ft to 35 ft for the entire R-5 District and to increase impervious surface limit from 25% to 35% coverage in the R-5 District.

5. ADJOURN

Commissioner Benecke motioned to adjourn the meeting at 7:05 p.m. Seconded by Commissioner Schreiber, unanimous ayes, motion carried.

City Clerk

(minutes taken by EDA Intern)

Date Approved By Council 09/27/06

Date Approved By PC 10/18/06