

**BIG LAKE PLANNING COMMISSION  
REGULAR MEETING MINUTES**

**NOVEMBER 4, 2009**

**1. CALL TO ORDER**

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

**2. ROLL CALL**

Commissioners present: Kirby Becker, Ketti Green, Doug Hayes, Duane Langsdorf, Scott Marotz, Patricia May, and David Schreiber. Commissioners absent: none. Also present: Community Economic Development Director Jim Thares, Senior City Planner Katie Larsen, Economic Development Assistant Sandy Petrowski, and Community Economic Development Department Intern Chad Bensen.

**3. ADOPT AGENDA**

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

**4. OPEN FORUM**

Chair Becker opened the Open Forum at 7:01 p.m. No one came forward for comment. Chair Becker closed the Open Forum at 7:01 p.m.

**5. APPROVE PLANNING COMMISSION MEETING MINUTES OF OCTOBER 7, 2009**

Commissioner May motioned to approve the October 7, 2009 Meeting Minutes. Seconded by Commissioner Green, unanimous ayes, Minutes approved.

**6. BUSINESS**

**6A. RESIDENTIAL OFF-STREET PARKING AND SEMI-TRAILER TRUCKS  
(CONTINUED DISCUSSION)**

Senior Planner Katie Larsen stated that, after previous discussion and review of the Planning Report on residential off-street parking and semi-trailer trucks which was presented at the October 7<sup>th</sup> Planning Commission meeting, staff had been directed by the Commission to review the current Ordinance and draft language that could possibly allow for the parking of semi-trailer trucks in residential driveways. Planner Larsen noted that this issue had been discussed with the City Attorney, City Engineer, Big Lake Police Chief, the Sherburne County Assessor's office and neighboring communities to obtain their input.

Planner Larsen reviewed a comparison of vehicle types, the pros and cons of allowing off-street parking of semi-trailer trucks, and discussed the photographs provided by Mr. Randy Macleod of his property located at 1481 Hill Street, as it relates to the vehicles parked on his property as well as photographs of semi-trucks parked at other properties within the City.

The Planning Report indicated:

- Allowing semi-trailer trucks to park in residential driveways would be a detriment to the overall character, attractiveness, and general welfare of the entire City.
- Ordinance and regulation must benefit the whole, not the few.
- Based on conversation and information gathered from the City Attorney, City Engineer, Police Chief, Sherburne County Assessor's office, and other communities, the existing ordinance regulating residential off-street parking should remain intact.
- Options to consider are: keep current ordinance in place with no changes; require registration of vehicle for residents currently parking semi-trailer trucks in driveways; any registered vehicle as of a set date shall be grandfathered and allowed to remain;

Planner Larsen stated that staff believes that the current ordinance is effective and that any future issues with neighbors would be attempted to be worked out on a case-by-case basis. Staff is asking for the Commission's input on the current ordinance and any potential revisions.

Chair Becker stated that although it is not a public hearing, any members of the audience wishing to provide comments would be allowed to do so.

Randy MacLeod, 1481 Hill Street, stated that he has parked a semi-truck at his residence since 1994. He asked whether or not a new vehicle purchased to replace his current semi-truck would be considered to be grandfathered in. Chair Becker stated that a replacement vehicle would be allowed.

Vicki Duax, 360 Lake Street South, stated that her husband drives a truck and there are DOT regulations for hours when they can drive and, for him to come home to get his sleep it is important to be able to park at their home.

Roger Koopmeiners, 1025 Kilbirnie Road, discussed the RV part of the ordinance. He stated that he has an older RV/motor home and, after moving into his home, there were several neighborhood houses for sale and a real estate agent told him that the RV being parked on the street was a devaluing factor and filed a complaint with the development; the developer asked him to move it as it was in violation of the covenants. Mr. Koopmeiners asked that the Commission take this type of issue into consideration when considering any modification to the ordinance.

Chair Becker stated that a 2-page letter had been submitted to the Commission by Mr. Philip Jones, 1441 Hill Street, and will become part of the meeting record. He further stated that, in summary, the issues brought forth in Mr. Jones' letter are above and beyond the current issue of semi-truck parking, and that most of the concerns contained in the letter are not issues to be addressed during these proceedings.

The Commissioners also discussed the following: 1) the issue of current vehicles being grandfathered in and potential new residents with the similar truck driving jobs but that are not being grandfathered in; 2) a potential registration system for semi-trucks which would allow staff to track the existing number of trucks/vehicles in the City; 3) what the status of a vehicle would be should the owner install a snowplow for winter use and would it fall under the category being discussed; and a possible permit application process in which specific truck parking permission could be granted based on certain criteria.

Chair Becker motioned that the Residential Off-Street Parking Ordinance is to remain as-is but that Ordinance is to be discussed further by the Commission in the near future; staff is to provide written documentation to Mr. Macleod stating that parking of a semi-truck at his property located at 1481 Hill Street is allowed as it is considered to be grandfathered in; and that any future residential off-street parking issues will be handled on a case-by-case basis if complaints are made.

**6B. CALL FOR SPECIAL GATHERING: TOD MASTER PLAN-PUBLIC OPEN HOUSE – TUESDAY, NOVEMBER 17, 2009**

Planner Larsen reviewed information pertaining to the November 17<sup>th</sup> public house scheduled to review and obtain public input on the TOD master plan.

Commissioner Hayes motioned to call or a special gathering of the Planning Commission on Tuesday, November 17, 2009, from 5:30-7:30 p.m. at Big Lake City Hall. Seconded by Commissioner Langsdorf, unanimous ayes, motion carried.

**7. PLANNER'S REPORT**

**7A. TOD MASTER PLAN AND VISIONING SESSION HELD ON OCTOBER 21, 2009  
(DISCUSSION ONLY)**

Planner Larsen provided a brief review of the draft TOD Master Plan and what the TOD Committee worked on during the October 21<sup>st</sup> Visioning Session; noting that the City Council will be approving the master plan via resolution in the future. This item was for information only; no action required or taken by the Commission.

**7B. PROJECT UPDATE REPORT**

Planner Larsen briefly reviewed the November 27<sup>th</sup> Project Update Report; no action required or taken by the Commission.

**7C. 8<sup>TH</sup> ANNUAL CITY OF BIG LAKE COMMITTEE WORKSHOP (REVISED  
AGENDA)**

Planner Larsen discussed with the Commissioners the revised agenda for the upcoming Annual Committees Workshop scheduled for Tuesday, 12/01/09, at 5:00 p.m. in the Big Lake Council Chambers; noting that the Commissioners were being asked to bring either an appetizer, chips or beverage for the Workshop.

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

**9. OTHER – None.**

**10. ADJOURN**

Commissioner Green motioned to adjourn at 8:35 p.m. Seconded by Commissioner May, unanimous ayes, motion carried.