

**BIG LAKE PLANNING COMMISSION  
REGULAR MEETING MINUTES**

**December 21, 2005**

**1. CALL TO ORDER**

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

**2. ROLL CALL**

Commissioners present: Kirby Becker, Doug Hayes, Duane Langsdorf, Melinda Parsons and David Schreiber. Commissioners absent: Tony Benecke and Scott Marotz. Also present: City Administrator Patrick Wussow, Assistant City Administrator Scott Johnson, Economic Development Director Jim Thares, City Planner Ned Noel, City Planner Annie Deckert and Consultant Planner Nate Sparks of Northwest Associated Consultants, Inc. (NAC).

**3. OPEN FORUM**

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

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

**4. ADOPT AGENDA**

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

**5. APPROVE PLANNING COMMISSION MEETING MINUTES OF NOVEMBER 16, 2005**

Commissioner Hayes motioned to approve the November 16, 2005 Meeting Minutes. Seconded by Commissioner Langsdorf, unanimous ayes, minutes approved.

**6. BUSINESS**

**6A. CONTINUED PUBLIC HEARING: Conditional Use Permit / Development Stage Planned Unit Development (PUD) and Preliminary Plat for "Prairie Meadows Third Addition"**

Consultant Planner Nate Sparks briefly reviewed the CUP/PUD and Preliminary Plat

applications for Prairie Meadows Third Addition. The 14.67 acre site is to be developed into 111 units. This item was tabled by the Planning Commission at the November 16, 2005 Planning Commission meeting to give the applicant time to revise the town home and landscaping designs. The following were revised: added features on the backside of the units and elevations showing conformity with the minimum exterior building materials of at least 25% stone, brick or stucco and additional landscaping in open spaces.

Mr. Sparks stated the applicant was asking for flexibility to exceed the allowable height for the units, being 41 feet in height from grade and are proposing to have straight exterior walls greater than 48 feet. The benefits proposed by the applicant are that the proposed units will be a variety of colors, the garage does not jut forward and the plan will have extra landscaping. Mr. Sparks noted the intent of a PUD is to provide flexibility from certain rules to allow for the development of a better overall site.

Commissioner Schreiber inquired about the Department of Natural Resource's comments. He also questioned the number of exterior colors being used as well as the proposed unit's height.

Commissioner Becker questioned if the garage was compliant with Code. He also inquired about gutters being included on the units. Mr. Becker commended the rear bump-outs but questioned the "eyebrow awnings" on the rear of the units. He also expressed concern about the building's height and the consequences of not having gutters on the units. He felt that each individual unit should be a different color. He recommended including gutters on the units.

Mr. Sparks stated that the garages do comply with Code, and the applicant is proposing a total of 12 exterior colors. The DNR did not submit any comments for this project.

Commissioner Langsdorf questioned about the steep pitch of the roof and recommended reducing its height. He also stressed his concern about the unit's height. He recommended staggering the units into four foot sections. Mr. Langsdorf expressed concern over the appearance of the rear of the units.

Chair Parsons inquired about the building's exterior materials, gridded windows and the unit's exterior colors. She recommended doing a bay-style patio area on the level above the garage.

Commissioner Hayes commended the additional landscaping and noted the revised plan is a definite improvement.

Mark Gergen, 18004 Jacquard Path, Lakeville MN of Miles Development noted they did

add additional brick and stucco to achieve the 25% exterior building material standard, but including gutters in the plan is a decision to be made by the builder. He stated that gutters are not necessary and are not needed unless there are drainage issues. Additionally staggering the buildings is a big factor- not something that is feasible with the proposed plan. The cost of the proposed unit is an estimated \$210,000 and up.

Lynn Giovannelli, 18004 Jacquard Path, Lakeville MN of Miles Development stated that to reduce the building's height, the garage would be needed to be pulled forward. The proposed plan has been reduced by three units. She stated that the builder decides how the units will lay-out in regard to exterior color. She was unsure as to if the architect would be willing to have each unit be a different color and to reduce the roof pitch but would look into it.

Chair Parsons opened the public hearing at 7:31 p.m.

Chair Parsons closed the public hearing at 7:32 p.m.

Commissioner Parson motioned to approve the Conditional Use Permit/Development Stage Planned Unit Development and Preliminary Plat for Prairie Meadows Third Addition with the following conditions: each unit of the structure being a different color, the applicant provide a revised plan to Council showing the different colors, a concrete apron on the driveways under the top of the garage and gutters along the back of the units. Seconded by Commissioner Becker, unanimous ayes, motion carried.

**6B. PUBLIC HEARING: Comprehensive Plan Amendment, Rezoning, Conditional Use Permit / Development Stage Planned Unit Development (PUD) and Preliminary Plat for "Lake Street Cottages Second Addition"**

City Planner Ned Noel reviewed the applications submitted by Springer Builders. A total of five applications were submitted; comprehensive plan amendment, rezoning, conditional use permit, development stage planned unit development and preliminary plat. This site is in an Economic Development Authority Tax Increment Financing District. Mr. Noel reviewed the requested flexibility: smaller lot sizes, smaller front, side and rear setbacks and smaller attached decks. Comparatively less than what was requested for Lake Street Cottages First Addition. He asked the Planning Commission to comment on the lot sizes, setbacks, density and architectural style.

Commissioner Becker inquired about the driveways exiting onto Lake Street.

Mr. Noel stated the City Engineer did not provide comment pertaining to the driveways, therefore the driveways are acceptable.

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Sue Springer, 20149 226<sup>th</sup> Avenue, Big Lake Minnesota commented on the front elevation of the home on the East (Lakeshore Drive). She said the structure would have a double gable, increasing the elevation of the building.

Chair Parson opened the public hearing at 8:06 p.m.

Robert Lindell, 721 Shore Acres Drive questioned the density of the area around his home and the capability of emergency vehicles to get in and out.

Mr. Noel stated that the vacant outlot adjacent to his lot is non-buildable per City Code,

Community Economic Development Director Jim Thares commented on the redevelopment project and reviewed the phases in which it was completed. He explained that Mr. Lindell was given the same opportunity to proceed on this project and develop these lots.

Chair Parsons closed the public hearing at 8:22 p.m.

Commissioner Langsdorf motioned to approve the Lake Street Cottages Second Addition, Comprehensive Plan Amendment, Rezoning, Conditional Use Permit/Planned Unit Development (CUP//PUD), Preliminary Plat & Final Plat with the condition that the applicant will provide a revised plan of the homes. Seconded by Commissioner Hayes, unanimous ayes, motion carried.

## **7. PLANNER'S REPORT**

Mr. Noel discussed the proposed City Lighting Standards plan provided by the City Engineer. He also provided a Walking Feasibility Study completed by Bethel University students.

Commissioner Becker inquired about lighting in front of O'Reilly's and the Family Dollar store.

Staff will look into this and report back at the next Planning Commission meeting.

## **8. COMMISSIONERS' REPORTS**

none

## **9. ADJOURN**

Commissioner Becker motioned to adjourn at 8:31 p.m. Seconded by Commissioner Hayes, unanimous ayes, motion carried.