

**BIG LAKE PLANNING COMMISSION
REGULAR MEETING MINUTES**

JULY 21, 2010

1. CALL TO ORDER

Chair Marotz 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: Senior City Planner Katie Larsen, Community Economic Development Director Jim Thares, and Economic Development Assistant Sandy Petrowski.

3. ADOPT AGENDA

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

4. OPEN FORUM

Chair Marotz opened the Open Forum at 7:03 p.m. No one came forward for comment. Chair Marotz closed the Open Forum at 7:03 p.m.

5. BUSINESS

5A. PUBLIC HEARING: CONDITIONAL USE PERMIT FOR JOINT FACILITY PARKING FOR TOWN SQUARE MALL

Planner Katie Larsen reviewed the July 13th Planning Report regarding the development application received from Inland Commercial Property Management for a Conditional Use Permit (CUP) for Joint Facility Parking at Big Lake Town Square Mall to accommodate a new sit down restaurant being proposed in the mall.

Planner Larsen discussed the following with the Commission: 1) the history of the mall, including a past CUP that was approved for joint facility parking for the construction of a sports bar at the mall; 2) parking demands for the proposed restaurant, using calculation for joint facilities; and 3) tenant users and hours of operations in the mall.

Chair Marotz opened the public hearing at 7:08 p.m.

Rick Plessner, Inland Real Estate Corporation, stated that they are requesting the CUP in order to allow for a Chinese restaurant at one unit of the mall, noting that the restaurant would be primarily take out but that the restaurant owners are asking approval to allow for a few tables to be located at the front end of the unit in the event customers would choose to eat in, rather than take out.

Chair Marotz closed the public hearing at 7:11 p.m.

Commissioner Green asked how many units remain vacant at the mall. Mr. Plessner stated that one unit is currently vacant but they are in the process of working with a temporary tenant planning to operate a small mattress/furniture store at the site.

Chair Marotz asked if there had been a history of parking issues at the mall lot; Planner Larsen stated that there have been no issues with the parking at the site.

Commissioner Hayes asked if there are plans for specific parking stalls in front of the restaurant to be “dedicated” for restaurant customers only. Planner Larsen reported that no such request has been submitted; however, if they feel that this is an issue, the owners can submit a request for such an issue.

Commissioner Green motioned to approve the Conditional Use Permit (CUP) as presented for Joint Facility Parking at the Big Lake Town Square Mall located at 726 Martin Avenue. Seconded by Commissioner Hayes, unanimous ayes, motion carried.

5B. PUTNAM WEST PRELIMINARY AND FINAL PLAT (DISCUSSION ONLY)

Planner Larsen reported that a preliminary and final plat for Putnam West is being proposed for the properties affected by the TH10 & 25 intersection reconstruction project, noting that this plat will be processed as a Simple Subdivision in which the City Council will hold the Public Hearing. This item is for information only; no action required or taken by the Planning Commission.

6. **PLANNER’S REPORT** – No report.
7. **COMMISSIONERS’ REPORTS** – No reports.
8. **OTHER** – None
9. **ADJOURN**

Commissioner Green motioned to adjourn at 7:16 p.m. Seconded by Commissioner Becker, unanimous ayes, motion carried.