

**BIG LAKE PLANNING COMMISSION  
REGULAR MEETING MINUTES**

**May 3, 2006**

**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, Scott Marotz and Melinda Parsons. Commissioners absent: Tony Benecke and David Schreiber. Also present: Assistant City Administrator Scott Johnson, Economic Development Director Jim Thares, City Planner Ned Noel and City Planner Annie Deckert.

**3. OPEN FORUM**

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

No one came forward.

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 APRIL 19 ,2006**

Commissioner Becker motioned to approve the April 19, 2006 Meeting Minutes. Seconded by Commissioner Hayes, unanimous ayes, Minutes approved.

**6. BUSINESS**

**6A. CONTINUED PUBLIC HEARING: Garage Size Ordinance Amendment (Section 1020)**

City Planner Annie Deckert explained that this was a public hearing continued from the

City of Big Lake Planning Commission Minutes

Date May 3, 2006

Page 2 of 3

April 19, 2006 Planning Commission meeting to further discuss minimum garage sizes. She stated that current Big Lake City Code specifies a minimum 2-stall garage size, both dimensions and square footage. Staff would like to add a minimum square footage for 3-stall garages, but not hold 3-stall garages to a depth requirement. She explained that staff would like to keep the minimum required 22' x 24', 528 square foot minimum for 2-stall garages and add a minimum of 700' for 3 or more stall garages.

Commissioner Schreiber arrived at 7:04.

Chair Parsons opened the public hearing at 7:05 p.m.

No one came forward.

Chair Parsons closed the public hearing at 7:06 p.m.

Commissioner Becker motioned to motioned to approve the Garage Size Ordinance Amendment. Seconded by Commissioner Hayes, unanimous ayes, motion carried.

**6B. PUBLIC HEARING: Preliminary Plat, Conditional Use Permit/Planned Unit Development for 612 Rose Drive (Lake Plaza Shopping Mall)**

City Planner Ned Noel stated that the purpose of this item is for the Planning Commission to forward recommendations to the City Council regarding the redevelopment of Lake Plaza Shopping Mall. The joint owners, Chuck Hultman, City of Big Lake and the Big Lake Economic Development Authority (BLEDA) are applying for City approvals on redeveloping the mall into a more efficient/attractive retail center. The redevelopment entails improving the site/building, re-platting multiple properties into one lot for common ownership, and dividing the mall into units (condos) for individual ownership.

Mr. Noel stated that the area would be platted into two lots; one being the existing Lake Plaza mall, the second for possible future pad development. He reviewed the proposed façade improvement plan and showed a color rendering of the proposed color scheme.

Mr. Noel explained that the proposed plan needs the following approval: preliminary plat (Development Stage PUD); to combine the multiple properties into one lot for common ownership and Conditional Use Permit (CUP)/ Planned Unit Development (PUD); to integrate site/building architecture, development, management and zoning flexibility.

Commissioner Schreiber expressed concern over all property owners being in agreement with the proposed plan and inquired about who would pay for any additional costs incurred from the proposed façade improvements.

City of Big Lake Planning Commission Minutes

Date May 3, 2006

Page 3 of 3

Commissioner Marotz inquired if landscaping was included in the budget.

Commissioner Becker inquired if the proposed Lake Liquor signage met the requirements of the Downtown Design Standards.

Assistant City Administrator Scott Johnson stated that staff was looking into possible improvements for traffic flow on the frontage road and that landscaping was factored into the plan's budget.

Commissioner Langsdorf explained that the proposed plan had been over the budget, but revisions had been made to make the project affordable for all owners.

Co-applicant Chuck Hultman stated that all owners were in agreement with the proposed façade improvement plan. The owners have been in negotiations to make the project affordable and aesthetically pleasing.

Chair Parsons opened the public hearing at 7:35 p.m.

No one came forward.

Chair Parsons closed the public hearing at 7:36 p.m.

Commissioner Hayes motioned to approve the Common Interest Community Preliminary Plat for the Lake Plaza Shopping Mall. Seconded by Commissioner Becker, unanimous ayes, motion carried.

Commissioner Hayes motioned to approve the Conditional Use Permit/Planned Unit Development for the Lake Plaza Shopping Mall. Seconded by Commissioner Becker, unanimous ayes, motion carried.

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

None.

## **8. COMMISSIONERS' REPORTS**

None.

## **9. ADJOURN**

Commissioner Becker motioned to adjourn at 7:39 p.m. Seconded by Commissioner Hayes, unanimous ayes, motion carried.