

## **JOINT MEETING MINUTES**

### **CITY OF BIG LAKE AND BIG LAKE TOWNSHIP CITY COUNCIL CHAMBERS**

**JUNE 27, 2007  
5:00 P.M.**

#### **1. CALL TO ORDER**

Mayor Donald Orrock called the meeting to order at 5:00 p.m.

#### **2. ROLL CALL**

Council Members present: Dick Backlund, Chuck Heitz, Lori Kampa, Patricia May, and Donald Orrock.

Town Board Members present: Larry Alford, Mike Hayes, Bob Hofer, and Jim Sanford.  
Town Board Member absent: Norm Leslie.

Also present: City Administrator Scott Johnson, Community Economic Development Director Jim Thares, City Clerk Gina Wolbeck, Town Clerk Laura Hayes, City Planner Ned Noel, and City Engineer Brad DeWolf from Bolton and Menk

#### **3. ADOPT PROPOSED AGENDA**

Town Board Member Hofer motioned to adopt the proposed Agenda. Seconded by Council Member Kampa, unanimous ayes, Agenda adopted.

#### **4. APPROVE JOINT MEETING MINUTES**

Council Member Heitz motioned to approve the May 23, 2007 Joint Meeting Minutes as presented. Seconded by Town Board Chair Sanford, unanimous ayes, motion carried.

## **5. BUSINESS**

### **5A. GALIFUS TRAILER REZONING & CONDITIONAL USE PERMIT**

Ned Noel reviewed the planners report for the Galifus Trailer applications for a rezone from I-1 to I-2, and a conditional use permit to develop a new site for their trailer rental transport business. The subject site is located east of 172<sup>nd</sup> Street and south of 197<sup>th</sup> Avenue and is approximately 10 acres in size. The City's Comprehensive Land Use Plan designates the site as "Industrial" which allows either of the City's two industrial zoning districts. The site is surrounded by I-1 zoned properties on the north and east. The Township property on the west side is zoned Orderly Annexation Industrial and the Township property on the south is zoned Agricultural. The applicant does need outdoor storage which is the reason for the rezone application. As the I-3 zoning district has not been approved yet, the site could be rezoned to I-3 in the future. The conditional use permit is required due to the applicant's need for outdoor storage. The applicant's current plans include 70 stalls for outside storage parking, which is reduced from their original plans of 120 parking stalls. The applicant had to reduce this number as Great River Energy would not allow them to park on their easement area. Mr. Noel also discussed landscaping in the easement area which requires that no trees be planted that will grow taller than 15 feet at maturity. Mr. Noel asked for Board Member discussion on condition number 3 which relates to future expansion plans. The normal process for expansion approvals would require a Joint Meeting, but the applicant is considering build out of the expansion in the near future and staff asked for clarification if the item would need to go back to the Joint Boards or if it could be approved solely by the Council. Chairman Sanford indicated that the Township would be satisfied with Council approval if all the identified conditions are met. Board Members discussed a concern with which access to Highway 10 would be used by the applicant. Members discussed requiring that the applicant use 172<sup>nd</sup> Street to access to or from Highway 10. Members also requested that awnings be required at the main entrances to the structure. Members questioned what would be stored in the trailers. Richard Galifus explained that the trailers will be rented to customers for off-site use, and that most trailers stored at their facility will be empty. Mr. Galifus also explained that the loading docks are being constructed for potential customers who would need inside storage and also for future tenants.

Mayor Orrock opened the public hearing at 5:20 p.m.

Roger Bromighan from Sand Prairie Dental discussed his concern with the change in "scope" of the development. Mr. Bromighan feels that the outdoor storage and building design will have a negative affect on property values in the area. Mr. Bromighan also discussed major traffic concerns with the types of businesses that are coming into the development and that the intersection at 172<sup>nd</sup> Street should have a stop light.

Glen Ertel, owner of Outlot C west of the dental clinic stated that he agreed with Mr. Bromighan's comments and that zoning was a factor when he purchased his property. Mr. Ertel asked Council and Town Board Members not to set precedence in continuing to make changes in the development. Mr. Ertel presented the members with pictures of the area showing his concerns. Members discussed previous zoning change requests and the consideration that was given to those requests.

Members explained that the development layout has always been a tiered mixed use development and that screening requirements are in place to protect surrounding properties. Town Chairman Sanford suggested that the berming areas at this site be higher to accommodate the concerns of the surrounding properties.

Scott Springer, 20149 – 226<sup>th</sup> Avenue – Addressed the Boards to warn them about landscaping areas on high berm areas and that the berms should be irrigated adequately.

Town Board Member Alfords motioned to close the public hearing at 5:30 p.m. Seconded by Council Member Backlund, unanimous ayes, motion carried.

Board Members identified additional conditions including; 1) Placement of awnings at all main entrances, 2) Traffic must enter and exit the development from the 172<sup>nd</sup> Street intersection, 3) Increase berming height and install irrigation in the berming areas, and 4) Increase side lot landscaping by 1/3.

Mr. Galifus stated that there will not be any permanently disabled vehicles stored on the premises and that all vehicles will be Department of Transportation certified.

Council Member Heitz motioned to recommend approval of the Galifus Trailer rezoning subject to the conditions identified in the June 21, 2007 planners report and conditions identified at the June 27, 2007 Joint Planning Board Meeting. Seconded by Town Board Member Hofer, unanimous ayes, motion carried.

Council Member Backlund motioned to recommend approval of the Galifus Trailer conditional use permit subject to the conditions identified in the June 21, 2007 planners report and conditions identified at the June 27, 2007 Joint Planning Board Meeting. Seconded by Council Member Heitz, unanimous ayes, motion carried.

**8. OTHER**

Jim Thares provided an update on the Industrial Park area. Mayor Orrock informed the Members that the City Council will be considering the Cobblestone Orderly Annexation Agreement at their next meeting and that he will schedule a meeting with the Monticello Mayor in the near future.

**9. ADJOURN**

Town Board Chair Sanford motioned to adjourn at 5:47 p.m. Seconded by Council Member May, unanimous ayes, motion carried.

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City Clerk

Approved by the Joint Boards on \_\_\_\_\_