

**JOINT MEETING
OF THE
BIG LAKE CITY COUNCIL AND BIG LAKE PLANNING COMMISSION**

JUNE 6, 2007

1. CALL TO ORDER

Acting Mayor Kampa called the meeting to order at 6:00 p.m.

2. ROLL CALL

City Council Members Present: Council Members Dick Backlund, Chuck Heitz, and Lori Kampa.

City Council Members Absent: Mayor Donald Orrock and Council Member Patricia May.

Planning Commissioners Present: Acting Chair Kirby Becker, Doug Hayes, Duane Langsdorf, and David Schreiber.

Planning Commissioners Absent: Chair Tony Benecke and Scott Marotz.

Big Lake City Staff Present:

City Administrator Scott Johnson, Community Economic Development Director Jim Thares, City Planner Ned Noel, Intern Sam Woods, and Planning Consultant Nate Sparks of NAC.

3. ADOPT PROPOSED AGENDA

Council Member Heitz motioned to adopt the proposed agenda. Seconded by Commissioner Becker, unanimous ayes, motion carried.

4. BUSINESS

4A. Comprehensive Land Use Plan Amendment Discussion

Ned Noel discussed the public hearing that was held by the Planning Commission on May 2, 2007 for the Comprehensive Plan Amendment application submitted by Dynamics Design and Land Company for a 56.45 acre site located west of Big Lake and north of Highway 10. The Planning Commission tabled the item to provide the City time to review the specific developer request in light of a larger

context study. Mr. Noel reviewed the sketch plan submitted by the developer which includes townhomes & apartment buildings along the proposed bypass. The applicant is asking to change the zoning from low to medium residential which provides for 1 to 9 units per acre to high density residential which provides for 10 to 20 units per acre. Mr. Noel discussed the comprehensive plan goals & policies which include development of well designed multiple family dwelling projects which are compatible with adjacent uses, higher density residential should not be located in large concentrations, and a 15% of total dwelling units to be townhomes and apartments. Mr. Noel explained that the 1996 housing data was inline with the 15% goal, with today's percentage breakdown estimated to be at 10% to 12%. Mr. Noel reviewed District One and District Four of the Comprehensive Plan map and asked for feedback from the Board Members.

Board Members discussed the need for tiering residential densities away from the highway and the need for a traffic study in the area and how the proposed development would affect the local and county system. Discussion was also held on surrounding developments and that the market is ever-changing which would account for the tiering of future developments. Mr. Noel discussed a possible "feeder-route" to the future Northstar site and indicated that according to MNDOT, the Highway 10 Bypass isn't in the State transportation budget until 2024 – 2030. The Becker Township boundary line was also discussed relating to changes to the comprehensive plan in that area.

Board Members directed staff to hold a public hearing to review land use changes at the next Planning Commission Meeting.

4B. Industrial Districts Ordinance Discussion

Nate Sparks reviewed the two Industrial Districts and discussed the possible creation of an I-3 Industrial District. Mr. Sparks explained that the City has been discussing various options for the regulation of outdoor storage and building materials in the Industrial zoning districts. The City Council adopted an ordinance limiting the amount of outdoor storage allowed in the I-2 district and requested a discussion on resurrecting the I-3 district idea with unlimited outdoor storage. The district was conceptually discussed with having relaxed building standards and unlimited outdoor storage without the need for a CUP. The City Council had requested to revisit the idea to allow for accessory outdoor storage with an IUP and no limit related to the building size. Mr. Sparks also discussed the new changes to the I-2 district to include the requirement for an IUP and to create a standard limiting the amount of outdoor storage to 3.5 square feet for every square foot of building footprint. Mr. Sparks explained that the I-3 district would allow for outdoor storage with an IUP with no limit related to the building size.

Board Members discussed the need for buffering requirements along the railroad as well as along the public rights of way. Discussion was also held on how the new district would affect current and pending projects. Mr. Noel indicated that the Galifus project is the only one in process at this time and they would be required to follow the ordinance that was in place at the time of their application. Members also discussed the importance of having the districts clearly defined for residents and developers.

5. ADJOURN

Commissioner Langsdorf motioned to adjourn the meeting at 6:58 p.m. Seconded by Commissioner Becker, unanimous ayes, motion carried.

City Clerk

Date Approved By Council 06/13/07

Date Approved By PC _____