

**BIG LAKE PLANNING COMMISSION
REGULAR MEETING MINUTES**

September 21, 2005

1. CALL TO ORDER

Chair Parsons called the meeting to order at 7:25 p.m.

2. ROLL CALL

Commissioners present: Tony Benecke (arrived at 7:40 p.m.), Doug Hayes, Scott Marotz, Melinda Parsons and David Schreiber. Commissioners absent: Kirby Becker and Duane Langsdorf, Also present: Assistant City Administrator Scott Johnson (arrived at 7:31 p.m.), Economic Development Director Jim Thares (arrived at 7:40 p.m.), City Planner Ned Noel, City Planner Annie Deckert and Consultant Planners Nate Sparks and Alan Brixius of Northwest Associated Consultants, Inc. (NAC).

3. OPEN FORUM

Chair Parsons opened the Open Forum at 7:25 p.m.

Chair Parsons closed the Open Forum at 7:26 p.m.

4. ADOPT AGENDA

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

5. APPROVE PLANNING COMMISSION MEETING MINUTES OF AUGUST 17, 2005

Commissioner Hayes motioned to approve the August 17, 2005 Meeting Minutes. Seconded by Commissioner Marotz, unanimous ayes, Minutes approved.

6. BUSINESS

6A. PUBLIC HEARING: Draft Extra-Territorial Land Use Plan

Consultant Planners Nate Sparks and Alan Brixius (NAC) presented a PowerPoint presentation in regard to the Big Lake Comprehensive Plan-Extra Territorial Plan Amendment. Mr. Sparks reviewed the events leading up to the current draft plan; a Utilities Plan, Transportation Plan and the Extra Territorial Land Use Plan.

Mr. Sparks chronologically detailed the events occurring in regard to the ET Land Use plan which brought us to the present day. He discussed components of the plan amendment as well as the text amendment noting the growth management criteria.

Upon displaying the draft land use plan, Consultant Planner Alan Brixius (NAC) overviewed the map's goals and noted the importance of growth management. Mr. Brixius stated that the City will grow through petition driven annexation. He stressed that this map was a long range document and does not imply City initiated annexation.

When annexation petitions are submitted, an annexation evaluation criteria form will be used as a discretionary growth management tool to determine if the request is prudent. Mr. Brixius reviewed this criterion and stated the importance of balancing residential growth with economic development growth. When determining if land should be annexed, the City will also be looking for project uniqueness, as well as environmental preservation.

He went on to describe the different areas included in the growth area. All areas will be evaluated at the time of annexation to determine utility expansion. Mr. Brixius stated that one big challenge in land use determination is the potential U.S. Highway 10 by-pass.

Mr. Brixius discussed general land use elements. He first commented on the greenway corridor. These corridors are generalized and intended to preserve environmental features. He also touched some of the goals of the corridors (trails, scenic beauty, pedestrian connections).

Chair Parson opened the public hearing at 7:50 p.m.

Paula Wiltsey, 17380 US Hwy 10 inquired about the guiding of her property in regard to the draft map (greenway and light industrial). She also expressed concern about annexation options. Mr. Brixius stated that the greenway is simply a design feature and does not intend to take the property owner's rights away. He stated if Ms. Wiltsey wanted to annex, environmental features would be analyzed at that time.

Bob Gramsey, 20440 US Hwy 10 voiced appreciation for the City's interest in controlling

growth. He stated the plan needs flexibility and asked the Planning Commission to consider the possibility if Hwy 10 bypass does not occur. He asked the Commissioners to look at the wetland on his property and stated his has no intention of bringing any of his Wood Lake property into the City.

Jim Kocherer, 20951 207th Street, Becker, MN inquired about his property. He brought up several scenarios in regard to his property eventually being in the City. He also posed questions in regard to building a shed, firearms/hunting on his property, water basins and what Becker felt about our plan.

Mr. Brixius explained that because Mr. Kocherer is currently in Becker Township, the City does not have much control over his actions. Additionally, the City does not have a water basin study to evaluate water issues as development occurs.

Mr. Kocherer stated the small turn-out at the meeting (due to weather) and suggested rescheduling the item for a future meeting.

Community Economic Development Director Jim Thares stated that this plan was shared with the City of Becker and no comments have been received at this time.

Commissioner Schreiber expressed concern about the rare blanding turtle specie around Wood Lake and stressed the importance of the DNR being aware of this issue. He also suggested scheduling another meeting to discuss the ET Land Use Plan.

Chair Parsons reviewed three written comments which were received by the City.

Jim Sanford, 18980 County Road 43, Big Lake MN 55309 wrote to the City of Big Lake; *"The Sanford Family requests to change comp plan draft to reflect mixed use/TOD (Transit Oriented Development) type use of the following properties. All contiguous to Co. Rd. #43 south of the railroad and north of Co. Rd. #14. Properties include: 65-020-3301 (2.0 acres), 10-120-3403 (10.32 acres), 10-129-2101 (31.51 acres), 10-129-3105 (27.30 acres) and 10-129-3400 (40.00 acres)"*

Steven Pearson, Big Lake Boulder & Land Co, LLC, PO Box 162, Big Lake, MN 55309 wrote to the City of Big Lake; *"I have a purchase agreement on the Donna Panayotoff property, parcel ID # 10-511-0110 out on Co Road #43. I would request that the Comp Plan Draft be changed to reflect mixed use or TOD type of use on this parcel. Thank you for your cooperation."*

George Hayes, PO Box 177, Big Lake, MN 55309 wrote to the City of Big Lake; *"We acknowledge the City of Big Lake's efforts to plan for future growth and expansion; and, realize that this is accomplished with development and periodic amendment to the land*

City of Big Lake Planning Commission Minutes

Date: 21 September 2005

Page 4 of 4

use plan. According to the draft-extra-territorial land use plan, Hayes Farms, Inc. is located in an area zoned for industrial and light industrial use. We are inquiring about the feasibility of rezoning the property to residential land use in the event future development trends suggest residential zoning is best use for the property rather than residential. "

Chair Parsons closed the public hearing at 8:17 p.m.

Commissioner Schreiber stated that the severe weather played a huge factor in the turn out of tonight's meeting, and suggested rescheduling. Commissioner Parsons, Marotz Hayes agreed.

Commissioner Benecke questioned the time sensitivity. CEDD Jim Thares stated that the Planning Commission has light agendas in the future, therefore rescheduling is possible.

Commissioner Benecke motioned to bring the Draft Extra-Territorial Land Use Plan back to the next Planning Commission Meeting. Seconded by Commissioner Hayes, unanimous ayes, motion carried.

7. PLANNER'S REPORT

• Downtown Ordinance Update

City Planner Ned Noel stated the Downtown Design Guildelines would be brought to the October 26, 2005 City Council Meeting. He reminded the Commissioners of their recommendation approval earlier in July. He said a public hearing will be held at the future meeting to discuss any issues of concern.

Mr. Noel also discussed a City comment letter sent to Sherburne County in regard to the Sherburne County Zoning Map Amendment. He said the county is not moving forward at the present time to amend the map, but have received our comments nonetheless. The county is not moving forward at the present time.

8. COMMISSIONERS' REPORTS

None.

9. ADJOURN

Commissioner Hayes motioned to adjourn at 8:25 p.m. Seconded by Commissioner Marotz, unanimous ayes, motion carried.