

JOINT MEETING MINUTES

CITY OF BIG LAKE AND BIG LAKE TOWNSHIP CITY COUNCIL CHAMBERS AUGUST 22, 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, Bob Hofer, Norm Leslie and Jim Sanford.
Town Board Member absent: Mike Hayes.

Also present: City Administrator Scott Johnson, City Clerk Gina Wolbeck, City Planner Nate Sparks from Northwest Associated Consultants, City Attorney Soren Mattick from Campbell Knutson, 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 June 27, 2007 Joint Meeting Minutes as presented. Seconded by Council Member May, unanimous ayes, motion carried.

5. BUSINESS

5A. PUBLIC HEARING - WHITE BEAR CLOTHING VARIANCE AND SITE PLAN REVIEW

Nate Sparks reviewed the planners report for the variance and site plan review application submitted by John Weicht & Associates for the White Bear Clothing site located in the Big Lake Industrial Park East. The applicant is proposing to build a 23,973 square foot expansion to their current site. The existing building was granted a 10 foot setback variance from the north property line and this request is to expand that variance for the building addition. Mr. Sparks indicated that the new site plan needs clarification on the total amount of office space as it will affect the amount of required parking and the applicant also has not submitted the required landscape plan.

Council Member Heitz stated his concern with the variance request and the sight line infringement the expansion will have on the adjacent property. Council Member Heitz suggested that the applicant shorten up the expansion by 25 - 30 feet and make the building wider to accommodate their space needs.

Mayor Orrock opened the public hearing at 5:11 p.m.

Karl Enzler, President of K&G Real Estate, Inc.; Discussed his concern with the setback variance request and stated that there will not be enough room on the northside of the building for the applicant to install the required landscaping without approaching onto his property. Mr. Enzler informed the Boards that he likes the idea of scaling the expansion back but objects to the variance request. Mr. Enzler also has concerns with proper drainage and sight line issues with the extension of the building.

Council Member Kampa motioned to close the public hearing at 5:14 p.m. Seconded by Town Board Chair Sanford, unanimous ayes, motion carried.

Board Members discussed requiring more windows and improved landscaping to address some of the concerns of the adjacent property owner. Board Members also questioned why the owner hasn't completed their front yard landscaping yet and that this should be added as a condition to the Variance request. Board Members also discussed the drainage issue at the site. Brad DeWolf reviewed the drainage conditions and indicated that specific drainage requirements should also be an added condition of approval. Discussion was also held on the need for the applicant to redesign the entryway to enhance the curbside view. The Board Members discussed tabling this item until the identified issues can be addressed and that the applicant should be in attendance to clarify some of the issues prior to approval being granted.

Town Board Chair Sanford motioned to table the White Bear Clothing Variance and Site Plan Review and to set a Joint Planning Meeting on September 5, 2007 at 5:00 p.m. to be held at Big Lake Town Hall to discuss this application. Seconded by Town Board Member Hofer, unanimous ayes, motion carried.

8. OTHER

No other.

9. ADJOURN

Town Board Chair Sanford motioned to adjourn at 5:21 p.m. Seconded by Town Board Member Leslie, unanimous ayes, motion carried.

City Clerk

Approved by the Joint Boards on _____