

**BIG LAKE PLANNING COMMISSION  
REGULAR MEETING MINUTES**

**August 17, 2005**

**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, Melinda Parsons and David Schreiber. Commissioners absent: Tony Benecke. Also present: City Planner Annie Deckert and Consultant Planner Nate Sparks of Northwest Associated Consultants, Inc. (NAC).

**3. OPEN FORUM**

Chair Parsons opened the Open Forum at 7:00 p.m.

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

**4. ADOPT AGENDA**

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

**5. APPROVE PLANNING COMMISSION MEETING MINUTES OF JULY 20,2005**

Commissioner Becker motioned to approve the July 20, 2005 meeting Minutes with the following corrections: 1) The first sentence of Item 6B, paragraph 21 is to read: Commissioner Hayes motioned to table the Comprehensive Plan Amendment, Rezoning Conditional Use Permit/Development Stage Planned Unit Development (PUD), and Preliminary Plat for "Berndt Pond Estates Third Addition" , and 2) The first

sentence of Item 6B, paragraph seven (7) is to read: Commissioner Langsdorf opened the public hearing at 7:14 p.m. Seconded by Commissioner Hayes, unanimous ayes, Minutes approved.

## **6. BUSINESS**

### **6A. CONCEPT PLAN FOR "OAK GLEN"**

City Planner Nate Sparks (NAC) gave a PowerPoint presentation regarding the Oak Glen Concept plan. Staff is seeking Planning Commission input on the concept plan proposing 152 units on 44 acres of Hudson Woods. The plan is a mixed use development zoned as future restricted development (FRD). The area is currently guided for agricultural uses and would require a change to medium/high density. Mr. Sparks stated this would be appropriate due to the proximity to Highway 10; any amendments to the Comprehensive Plan are made by City officials. Overall, the proposed density would be between 3 and 4 units per acre and falls between low/medium density.

Mr. Sparks expressed concern about the proposed 50' right-of-ways; typically, they are 60'. He recommended this be developed without the need of cul-de-sacs; ideally, cul-de-sacs should be avoided. He commented on the proposed garage size; City Code requires garages to be 22'x24', garages on the concept plan are not large enough to meet Code.

Mr. Sparks noted that the applicant is not requesting any setback flexibility. He also noted the absence of physical park dedication. He recommended this to be shown through sidewalks and pathways connecting the development to the Hudson Woods Park. The applicant also needs to submit a tree inventory.

Commissioner Langsdorf inquired about the proposed townhouses on the West and single-family homes in the middle of the development. He feels this concept seems contrary to what has been done in the past.

Bill Watkins, 100 Prospect Street is partnering with DJ Bakken and Dynamics on this project. Mr. Watkins addressed staff/Commissioner concerns. Mr. Watkins explained the townhouses are to act as a buffer/transition from Highway 10 and the single-family homes. He commented on mistakes made in the concept plan. He stated that the twin homes were intended to be in R-2 and the single-family homes and townhouses to be in R-3. He commented on the width of the roads; the ROWs are to be 60' in the single-family and twin home R-2 district.

Commissioner Langsdorf inquired about the difference between single-family R-1 and single family R-2. He also expressed his dislike of the development layout; the

structured rows, seems abrupt. Mr. Sparks replied that single-family R-2 consist of smaller lots, duplexes and are larger than detached town homes.

Chair Parsons stated her support of the plan. She feels it's a nice mixture that looks good and acts as a buffer from the bigger homes. She expressed wanting to anticipate any problems that could occur in the future.

Commissioner Hayes stated his support of the style and the orientation in regard to Highway 10, but expressed concern about the 4-5 homes on the North side of the development. He feels the area would act as a better transition if it could be split into fewer lots.

Commissioner Becker showed his support of the plan and was pleased with the transition as well as the style of the homes. He likes the idea that each home looks different; it allows each home to have character. He likes the courtyard and feels it will encourage residents to gather. He expressed concern about the smaller sizes of some of the homes. Mr. Watkins addressed the concern stating that the homes he was referring to where a model-style home, to convey the architectural style. He also can provide color brochures to show specific styles and facades. Commissioner Becker also inquired about parks. Mr. Watkins replied that it will be easy to connect the development to the park. Mr. Sparks showed on the plan the possibilities available to connect the development to the park.

Commissioner Schreiber inquired about the middle section of the development. He suggested single-family homes to preserve the wood lot and said that trees work well as a buffer.

Mr. Watkins explained it's a challenge to buff the area next to the railroad. Not only do they have to provide a buffer, but they also have to provide a transition from high to low density.

Commissioner Langsdorf stated he does not have any issues with Highway 10, but wants to explore other options for the inner circle.

Chair Parsons inquired about Mr. Watkins thoughts regarding the thoughts and suggestions provided by the Commission and if he was comfortable with being flexible about their recommendations.

Mr. Watkins replied he was comfortable to the Commissioner's comments and suggestions and would address everything provided.

Commissioner Marotz was concerned about finding a market for these homes; would

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they be affordable.

Mr. Watkins stated that an attractive exterior of a home can be done without exceeding the budget. He went on to describe that each size range will have a specific design as this development process progresses; i.e. front porch orientation, variety.

Commissioner Becker inquired about a street on the West side of the development; concerned about the speed of vehicles on the curve, suggested straightening the street. He also inquired about the Concept Land Use Plan and what was the proposal for future development.

Mr. Sparks noted that staff would contact the City engineer to explore our options about the street and the said land was proposed to be single-family, low/medium density. He stated that this plan was conceptual.

Commissioner Langsdorf inquired about trails in Hudson Woods. Commissioner Marotz stated he believed there was an easement set aside for trails.

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

City Planner Nate Sparks announced the Open House for the Concept Land Use Plan is to be held Wednesday August 31<sup>st</sup> in the Council Chambers from 5:30 p.m. to 7:30 p.m.

## **8. COMMISSIONERS' REPORTS**

None

## **9. ADJOURN**

Commissioner Becker motioned to adjourn at 7:52 p.m. Seconded by Commissioner Langsdorf, unanimous ayes, motion carried.