

**BIG LAKE PLANNING COMMISSION  
REGULAR MEETING MINUTES**

**FEBRUARY 5, 2014**

**1. CALL TO ORDER**

Chair Marotz called the meeting to order at 6:30 p.m.

**2. ROLL CALL**

Commissioners present: Ketti Green, Seth Hansen, Scott Marotz, Patricia May, and David Schreiber. Commissioners absent: Doug Hayes and Clay Wilfahrt. Also present: Ben Wikstrom and Administrative Assistant Sandy Petrowski.

**3. ADOPT AGENDA**

Commissioner Green moved to adopt the agenda. Seconded by Commissioner May, unanimous ayes, agenda adopted.

**4. OPEN FORUM**

Chair Marotz opened the Open Forum at 6:32 p.m. No one came forward for comment. Chair Marotz closed the Open Forum at 6:32 p.m.

**5. APPROVE PLANNING COMMISSION MEETING MINUTES OF DECEMBER 4, 2013**

Commissioner Hansen motioned to approve the December 4, 2013 Meeting Minutes. Seconded by Commissioner May, unanimous ayes, Minutes approved.

**6. BUSINESS**

**6A. REVIEW OF THE INDUSTRIAL PARK COVENANTS AND LIGHTING STANDARDS**

Planning Consultant Ben Wikstrom reviewed the Staff Report pertaining to the Commission's review of the Industrial Park Covenants and Lighting Standards and whether or not the Planning Commission Members believe changes should be made to the current standards.

The Commission discussed what type of review process would suffice for an industrial park, whether or not the existing design requirements are too stringent, if screening requirements for equipment, service facilities, and outdoor storage is necessary for Phase II to the extent it was for Phase I, and if Phase II's location is cause for relaxed standards as compared to the location of Phase I.

It was the consensus of the Commission that no changes should be made to the Industrial Park Covenants and Lighting Standards at this time.

## **6B. CONSIDER ORDINANCE REVISION RELATED TO BREWERIES, ETC.**

Wikstrom reviewed the staff report regarding recent interest from investors in developing a brewery and taproom in Big Lake. He noted that the current zoning ordinance does not allow alcohol production, taprooms, brewpubs, etc. This issue is before the Commission to determine if these types of uses should be allowed, where they should be allowed, and what type of differentiation would the Commission want specified (i.e., brewery vs. taproom vs. brewpub).

Wikstrom stated that a proposed revision to the current ordinance would be fairly minimal and that most of the regulations that occur for these types of businesses are not at the City level.

Mr. Jeff Zierdt of Monticello, the investor of the proposed project, presented a background on the company and answered questions of the Commission. He stated that phase 1 of their proposed plan is to start small and be able to sell tap beer in the tap room and potentially expand at the same location to include a brewery. He further provided information on the process they use for their beers.

Commissioner Hansen motioned to direct staff to schedule a public hearing for an ordinance amendment related to alcohol production facilities, taprooms, and brewpubs as a land use in various zoning districts. Seconded by Commissioner Green, unanimous ayes, motion carried.

## **6C. HOCKEY ASSOCIATION LAND DISCUSSION**

Wikstrom briefly reviewed the staff report pertaining to the property located in Big Lake which is owned by the Becker-Big Lake Ice Association and the issue the Association is having with filing for tax-exempt status due to the County's requirement that they need a use on the property rather than its current vacant status. The Association had considered erecting a storage building as a temporary use in order to file the tax-exempt application, however, the current City zoning ordinance does not allow an accessory structure to be built on a parcel prior to construction of the principal structure.

Tonya Reasoner, Secretary of the Becker-Big Lake Ice Association, provided a brief history of the Association, their attempts to bring an ice arena to the Big Lake area as well as the property's current tax situation, and also answered questions of the Commission.

It was the consensus of the Commission to direct staff to discuss this issue with the City Attorney and to bring this issue to both the Parks Committee as well as a City Council Workshop for discussion.

**7. PLANNER'S REPORT**

Wikstrom briefly reviewed the November Prospect/Project Status Report and answered questions of the Commission; no action required or taken by the Commission.

**8. COMMISSIONERS' REPORTS**

Commissioner Green reported that the Big Lake Jaycees' 11<sup>th</sup> Annual Little Hole on Big Lake Ice Fishing Tournament will be held on Saturday, February 22, 2014, at 3:00 p.m. on Big Lake.

Chair Marotz reported that the "Get Outdoors" event will be held on Saturday, February 2, 2014, from Noon to 3:00 p.m. at Lakeside Park.

**9. OTHER** – None.

**10. ADJOURN**

Commissioner Green motioned to adjourn at 7:40 p.m. Seconded by Commissioner May, unanimous ayes, motion carried.