

**BIG LAKE PLANNING COMMISSION
REGULAR MEETING MINUTES**

APRIL 6, 2011

1. CALL TO ORDER

Vice-Chair Green called the meeting to order at 6:30 p.m.

2. ROLL CALL

Commissioners present: Kirby Becker, Ketti Green, Doug Hayes, Duane Langsdorf, Patricia May, and David Schreiber. Commissioners absent: Scott Marotz. Also present: Senior Planner Katie Larsen and Community Development Director Jim Thares.

Chair Scott Marotz arrived at 6:35 p.m.

3. ADOPT AGENDA

Commissioner Schreiber requested that Agenda Item 6B, Public Hearing: Accessory Structure for 50 Jefferson Boulevard, be moved to the first item on the Agenda (#6A) and the Big Lake Townhomes 2nd Addition Preliminary Plat Public Hearing item be moved to #6B. Commissioner Becker moved to adopt the agenda with the change as discussed. Seconded by Commissioner Hayes, unanimous ayes, agenda adopted.

4. OPEN FORUM

Chair Marotz opened the Open Forum at 6:36 p.m. No one came forward for comment. Chair Marotz closed the Open Forum at 6:36 p.m.

5. APPROVE PLANNING COMMISSION MEETING MINUTES OF MARCH 2, 2011

Commissioner Langsdorf motioned to approve the March 2, 2011 Meeting Minutes. Seconded by Commissioner May, the motion passed on a vote of 6 to 0 with 1 abstention, with Commissioners Green, Hayes, Langsdorf, Marotz, May, and Schreiber voting aye and Commissioner Becker abstaining, Minutes approved.

6. BUSINESS

6A. PUBLIC HEARING: ACCESSORY STRUCTURE VARIANCE FOR 50 JEFFERSON BOULEVARD

Senior Planner Katie Larsen reviewed the March 7, 2011 Planning Report pertaining to the variance request to construct a 2,016 square foot addition (42' x 48') onto an existing pole barn accessory structure at the property located at 50 Jefferson Boulevard. The variance

request is for the approval of the following to allow for the expansion of an accessory

structure that is non-compliant with City Ordinance: 1) Accessory structure height exceeding seventeen (17) feet; 2) Accessory structure sidewall exceeding ten (10) feet; 3) all variances as requested; 3) Maximum combined accessory structure area exceeding eighteen-hundred (1,800) square feet; 4) Building materials consisting of corrugated siding or permanent sheet metal; (5) Non-conforming structure expansion; and 6) Residential off-street parking allowing for commercial vehicles, semi-trailers, and equipment.

The applicant, Steven Pearson, was present to discuss the variance request and to answer questions of the Commission.

Commissioner Becker asked for clarification of the total number of variances being put into play. Commissioner Hayes asked how many of the variances would be in play if the ordinances would not have been updated/changed. He stated that he would be open to more flexibility if the ordinance changes caused a majority of the variances.

The Commissioners inquired if the applicant is already over the allowed/permitted accessory space.

Commissioner Schreiber asked about future park usage and value and the City causing the hardship by changing its ordinances.

Commissioner Langsdorf asked about the tax classification; City vs. County. The applicant, Mr. Pearson stated that he is paying taxes to the City and lost his Green Acres status a couple years ago along with others in the area.

Chair Marotz opened the public hearing at 7:09 p.m.

Mr. Pearson introduced himself and explained the rationale of the Agricultural District and functionality of the property and various agricultural uses such as sale of boulders (agricultural commodity). He handed out a copy of the new Bill that is being considered by the Minnesota Legislation.

Chair Marotz stated that he sees a case for flexibility although he would like careful discussion and resolution on this.

Staff and Commissioners discussed the State Supreme Court ruling of *Krummenacher v. City of Minnetonka* in how communities grant variances.

Chair Marotz closed the public hearing at 7:34 p.m.

Commissioner Schreiber stated that this parcel is so unique that it should be looked at with more flexibility.

Commissioner Langsdorf motioned to recommend to the City Council approval of the variance to allow for the expansion of an accessory structure that is non-compliant with City Ordinance at 50 Jefferson Boulevard. Seconded by Commissioner Schreiber, unanimous ayes, motion carried.

6B. PUBLIC HEARING: PRELIMINARY PLAT FOR BIG LAKE TOWNHOMES 2ND ADDITION

Senior Planner Katie Larsen reviewed the March 22, 2011 Planning Report pertaining to the application for approval of a preliminary plat for a development to be known as Big Lake Townhomes 2nd Addition.

Chair Marotz opened the public hearing at 7:47 p.m. No one came forward for comment. Chair Marotz closed the public hearing at 7:49 p.m.

Commissioner Becker motioned to recommend to the City Council approval of the Preliminary Plat for the Big Lake Townhomes 2nd Addition as presented. Seconded by Commissioner Schreiber, unanimous ayes, motion carried.

7. PLANNER'S REPORT

7A. PROJECT UPDATE REPORT

Senior Planner Larsen reviewed the eleven (11) items on the March 29, 2011 Project Update Report. No action required or taken by the Commission.

7B. 2010 CENSUS-BIG LAKE POPULATION

Senior Planner Larsen reported that according to the League of Municipalities, data from the 2010 Census indicates that the City of Big Lake now has a population of 10,060. It was also further reported that in honor of this milestone, staff is coordinating a "City Services Showcase" event to allow residents to come in to celebrate the population milestone as well as learning services each City Department provides to the community. No action required or taken by the Commission.

7C. SUSTAINABLE COMMUNITIES GRANT – TRANSIT-ORIENTED DEVELOPMENT STRATEGY

Senior Planner Larsen reported that the Northstar Corridor Development Authority (NCDA) and Sherburne County have successfully obtained \$145,000 in grant funding from the Sustainable Communities program and that the objectives of the grant program are: 1) to conduct a market analysis of the Northstar Commuter Rail suburban stations (Fridley, Coon Rapids, Anoka, Elk River, and Big Lake); and 2) to develop station-specific market

oriented implementation strategies. No action required or taken by the Commission.

8. **COMMISSIONERS' REPORTS**– None.

9. **OTHER** – None.

10. **ADJOURN**

Commissioner Langsdorf motioned to adjourn at 8:00 p.m. Seconded by Commissioner Becker, unanimous ayes, motion carried.