

**BIG LAKE PLANNING COMMISSION
REGULAR MEETING MINUTES**

OCTOBER 7, 2015

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, Jennifer Joseph, Scott Marotz, Patricia May, and Larry Sundberg. Commissioners absent: David Schreiber. Also present: Consulting Planner John Anderson, City Administrator Clay Wilfahrt, and Finance Director Deb Wegeleben.

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 6:30 p.m. No one came forward for comment. Chair Marotz closed the Open Forum at 6:30 p.m.

5. APPROVE PLANNING COMMISSION MEETING MINUTES OF SEPTEMBER 2, 2015

Commissioner Hansen motioned to approve the September 2, 2015 Meeting Minutes. Seconded by Commissioner Joseph, unanimous ayes, Minutes approved.

6. BUSINESS

6A. PUBLIC HEARING: DISCUSSION ON ADDING HEALTH CLUBS AS A PERMITTED USE IN THE B-1 BUSINESS CAMPUS DISTRICT AND THE I-1 INDUSTRIAL PARK DISTRICT

John Anderson reviewed the planner's report for the possibility to allow Health Clubs as a permitted use in the B-1 Business Campus District and the I-1 Industrial Park District. Anderson noted that the City recently received a request from the Health Club Crossfit Confidence, and from a gymnastics facility to be located in the I-1 district. The City Council has directed staff to prepare draft language to add Health Clubs as a conditional or permitted use in the I-1 district. As part of this review, staff also looked at dance studios, marital arts centers and gymnastics facilities to see if these uses should also be considered a stand alone use or if they would fit under the Health Club definition

as well. Anderson also reviewed ordinance language from comparable cities which all allow these types of uses as permitted uses in similar districts to the I-1 and B-1 districts. Anderson noted that staff's recommendation includes approval of the text amendment as proposed.

Chair Marotz opened the public hearing at 6:53 p.m. No one came forward for comment. Chair Marotz closed the public hearing at 6:53 p.m.

Commissioner Hansen motioned to approve the text amendment to allow Health Clubs as a permitted use in the B-1 Business Campus District and in the I-1 Industrial Park District and to amend the definition of Health Clubs. Seconded by Commissioner Sundberg, unanimous ayes, motion carried.

7. PLANNER'S REPORT

Anderson reported:

- The proposed ordinance amendment to Chapter 10 Zoning of the City Code will be reviewed by the City Council at their October 14th meeting.
- There were six new residential building permits as of today and five – seven permits over the last couple of weeks so there's been quite a bit of activity for the new home front.
- Past items: The Hart CUP - approved by the City Council with a few adjustments, Abraham Ahmed building materials review – building materials were approved by City Council and Christian CUP's – withdrew the CUP to allow an accessory structure on a vacant lot prior to a principal structure and gave written permission to extend the review period for the CUP to exceed the impervious surface coverage for the lot for forty-five days. He wants to convert the proposed structure to a full single family dwelling.

8. COMMISSIONERS' REPORTS – No reports.

9. OTHER – None.

10. ADJOURN

Commissioner Hansen motioned to adjourn at 7:00 p.m. Seconded by Commissioner Green, unanimous ayes, motion carried.