1. CALL TO ORDER

Mayor Wallen called the meeting to order at 4:00 p.m.

2. ROLL CALL

Council Members present: Mayor Mike Wallen, Rose Johnson, Paul Knier, and Scott Zettervall. Council Member Seth Hansen was absent.

Town Board Supervisors present: Chair Bruce Aubol, Larry Alfords, Dean Brenteson, Bob Hofer, and Norm Leslie.

Also present: City Administrator Clay Wilfahrt, Community Development Director Hanna Klimmek, City Clerk Gina Wolbeck, City Engineer Layne Otteson, and Township Deputy Clerk Jayme Swenson.

3. ADOPT PROPOSED AGENDA

Supervisor Aubol motioned to adopt the proposed Agenda as presented. Seconded by Council Member Knier, unanimous ayes, Agenda adopted.

4. BUSINESS

4A. Review Proposed Mixed-Use Commercial Industrial Zoning District

Hanna Klimmek reviewed past discussions relating to several outstanding zoning violations in the Big Lake Industrial Park East. Several businesses located within the Big Lake Business Center and Paragon Plaza properties have uses that are not permitted uses in the I-1 Industrial Park business district, with a majority of the violations being retail businesses. At the May 8, 2019 Joint Powers Board Meeting, Staff was directed to draft ordinance language for a mixed-use zoning district that would allow for all industrial uses as well as some commercial uses that are deemed compatible with industrial. The Board also asked that rules clearly state that industrial uses are preferred and that all
performance standards in the area be set at levels that support industrial users. It was also directed that the City should not create or enforce any standards that would benefit commercial businesses at the expense of industrial businesses.

Klimmek reviewed the draft ordinance for the proposed Mixed-Use Commercial Industrial zoning district and asked for feedback from the Board. The Board was asked to review the proposed new uses and to direct Staff to remove any uses that are viewed as inappropriate for the new district.

Supervisor Brenteson asked for further clarification on allowing live entertainment in the new district. Staff clarified that only indoor live entertainment would be allowed, similar to a dance recital for a dance studio that is located in the Park.

Council Member Knier asked what the process would be if someone wants to operate a use that isn’t an allowed use in the district. Staff responded that the interested party would be required to apply for a code amendment.

Council Member Zettervall noted that he was not on Council when this topic was originally brought to the Joint Powers Board, and asked for clarification why we are modifying rules to accommodate existing non-permitted uses, and questioned if this will be an on-going process for future non-permitted uses. Staff and members of the Joint Powers Board explained that the current two buildings have been operating in non-compliance for many years, noting that whatever we decide to implement with the new ordinance language, the new rules will be enforced going forward. It was also discussed that the two tenant style buildings are not typical industrial buildings. The Business Center building was originally built as a tenant space, and the Paragon building was converted after they had issues filling their industrial open spaced building. Zettervall also commented that we do not want high traffic businesses in the park and asked for clarification on how that will be controlled in the new district. Discussion was held that there are safety codes and parking regulations in place that will eliminate high numbers of attendees for either of these buildings. It was also discussed that both buildings are located at the entrance to the Park, so traffic should not negatively affect the larger industrial users located further into the Park.

Council Member Johnson asked if the JPB should consider extending the new zoning district into the BLIPE Phase II expansion area in hopes of attracting potential businesses. Staff strongly suggested not to allow this new zoning district into the BLIPE Phase II area due to the interior location of the expansion area within the Industrial Park.

The Joint Powers Board unanimously directed Staff to hold a public hearing at a City Planning Commission meeting to add the new CI- Mixed Use Commercial Industrial zoning district to the City’s Code, and to hold a public hearing at a City Planning Commission meeting to rezone the Big Lake Business Center (19922 Industrial Drive NW) and Paragon
Plaza (19950 177th St NW) properties to the new CI- Mixed Use Commercial Industrial zoning district.

5. **ADJOURN**

Council Member Zettervall motioned to adjourn at 4:17 p.m. Seconded by Town Supervisor Brenteson, unanimous ayes, motion carried.

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Gina Wolbeck
City Clerk

Approved by the Big Lake City Council on 10/09/19
Approved by the Big Lake Township Board on 10/09/19