

**BIG LAKE PLANNING COMMISSION
REGULAR MEETING MINUTES**

JULY 5, 2023

1. CALL TO ORDER

Chair Green called the meeting to order at 6:00 p.m.

2. PLEDGE OF ALLEGIENCE

The Pledge of Allegiance was recited.

3. ROLL CALL

Commissioners present: Tony Velishek, Dustin Wiebold, Lisa Odens, Ketti Green, Alan Heidemann and Paul Seefeld. Commissioners Absent: Randy Miller. Also present: City Planner Lucinda Spanier, City Administrator Hanna Klimmek and Finance Director Deb Wegeleben.

4. ADOPT AGENDA

Commissioner Heidemann motioned to adopt the agenda. Seconded by Commissioner Odens. Unanimous ayes, motion approved.

5. OPEN FORUM

Chair Green opened the forum at 6:01 p.m. No one came forward for comment. Green closed the forum at 6:01 p.m.

6. APPROVE MEETING MINUTES

6A. APPROVE REGULAR PLANNING COMMISSION MEETING MINUTES OF JUNE 7, 2023

Commissioner Velishek motioned to approve the June 7, 2023 regular meeting minutes as presented. Seconded by Commissioner Wiebold. Unanimous ayes, motion approved.

7. BUSINESS

7A. PUBLIC HEARING: CUP FOR 213 CRESCENT STREET

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Planner Spanier presented the conditional use permit request to allow 35% impervious surfacing for the property located at 213 Crescent Street. The property owner wishes to demolish the existing home and build a new one. The property is located in the Residential Redevelopment (R-5) district and the Shoreland Management Overlay district. City Code restricts the amount of impervious surface to 25% of lot area for residential properties in the Shoreland Management Overlay district, but allows the amount to exceed 25% with a CUP. Staff has worked with the property owner to mitigate runoff from the property through implementation of swales to help capture stormwater on-site. The DNR recognized this and did not provide comment on the request.

Chair Green opened the public hearing at 6:06 p.m. Nancy Dubois, 137 Crescent Street addressed the Planning Commission and expressed their concerns with the increased impervious surfacing proposed. She implored whether it could be further reduced. Steve Stewart, 231 Crescent Street stated he has no opposition to the request. Chair Green closed the hearing at 6:08 p.m. Commissioner

Applicant Peter Bruley stated that during the site design process, in an effort to remain at 35% or less he will be removing an existing concrete patio near the water and replacing it with decking.

Commissioner Velishek motioned to recommend approval of the request subject to the conditions identified by staff. Seconded by Commissioner Heidemann. All ayes. Motion passes 6-0.

7B. PUBLIC HEARING: COMP PLAN AMENDMENT TO CHANGE LAND USE DESIGNATION FOR 19564 COUNTY ROAD 15

Planner Spanier presented the request to amend the City of Big Lake Comprehensive Plan Land Use Map to change the land use designation of the property located at 19564 County Road 15 from Agricultural to Industrial. Spanier indicated that the new property owner intends to operate a maintenance and storage facility for semi-trucks and trailers on a 5 acre portion of the roughly 60-acre site.

Green asked if the property and others in the area were analyzed for industrial use during the development of the comp plan. Spanier indicated that the comp plan was updated in 2018 and the land was guided for agricultural development at that time. Prior to then, the land was analyzed for industrial use.

Chair Green opened the public hearing at 6:31 p.m.

Luke Ashton, 20485 County Road 15. Concerned about the compatibility and feels a better use would be low density residential. Also concerned of the impact truck traffic would have on county road 15, used county road 81 as an example, stating that it is in very poor

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condition due to heavy usage by trucks.

Ron Wilks, 19695 154th Street Elk River, Thomas Farm dates back to the 1950's. Sold land that is now residential in 1975, called Riverdale Estates. Noted the location proposed for the new road, and that water and sewer would need to be installed. Wilks questioned whether the proposal was workable.

Big Lake Township Supervisors Bruce Abol and Laura Hayes noted that the area was annexed with the intent of becoming a rail park. The township and city entered into an annexation agreement. City is taking a "divergent" step offering development without municipal services. Noted the positive relationship between the city and township but noted that the two entities did not work together with respect to this application.

Travis Pobuda, 19796 County Road 15. Opposes application due to prevalence of rural residential property in the vicinity of the subject property. Does not believe there is sufficient infrastructure and would have a negative impact to highway 10 access.

Chris Frederickson, 1550 197th Ave NW. Does not support application. Concerned it will be an eyesore for the rural residential area. Noise generated by trucks traveling in and out of the site is undesirable; sound travels. Does not follow current or future zoning. Supportive of existing land use designation. Concerned about adequate buffering between the uses. Noted the existence of vacant industrial land within the City.

Chair Green closed the hearing at 6:44 p.m.

Commissioner Heidemann stated that 125-150 homes could go in the site if it were to be developed as low density residential, which would generate significantly more traffic than the industrial use proposed. Road studies would be completed if found to be necessary.

Chair Green invited the applicant, Frank Feela, to the microphone. Commissioner Odens asked Feela why the subject property is attractive to him for the use proposed, compared to other parcels that are zoned industrial. Feela responded that the owners were able to purchase the parcel. Feela added that he has met with Sherburne County staff regarding detachment and they were in favor of it. Proximity to the railroad and accessibility off of County Road 15 is attractive. If improvements are needed to County road 15 such as a bypass lane, that is doable.

Commissioner Seefeld asked why the applicant is requesting the land use change for the entire parcel as opposed to just the area they are planning to develop in the near term. Feela indicated that it is their intention to develop the outlying areas at a later time.

Odens noted that the existing land use makes sense currently given the surrounding land use; Chair Green agreed. Odens added that there is plenty of developable industrially zoned property in the City. Heidemann reiterated his support for the request, noting that if

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it does not move forward then the property owner would seek to detach and develop their project in the township. Seefeld suggest tabling the request and having a discussion with the township to see about making it more workable with them, expressing a desire to continue the good relationship between the two jurisdictions. Wiebold is on the fence and could be persuaded in either direction, expressed concern about adjacent and nearby residential property but would also like to see the property developed, and stressed need to examine impacts.

Commissioner Heidemann motioned to recommend approval of the application. Seconded by Commissioner Seefeld. Commissioner Velishek voted aye and Commissioners Wiebold, Odens and Green voted nay. 3-3 vote, motion did not pass.

Commissioner Odens motioned to recommend denial of the application and direct staff to conduct further research prior to the recommendation going to Council. Seconded by Commissioner Wiebold. Commissioner Seefeld acknowledged that a 3-3 vote just took place and suggested a friendly amendment to recommend tabling the application instead of recommending denial and direct staff to speak with the Township. Odens changed her motion as suggested by Seefeld. Seconded by Velishek. Commissioners Wiebold, Green and Seefeld voted aye. Commissioner Heidemann voted nay, stating his wishes to move the request on to Council for consideration. 5-1 motion passed.

7C. PUBLIC HEARING: REZONE LOT 1, BLOCK 1, LAKE SHOPPING CENTER THIRD ADDITION

Planner Spanier presented the application to rezone Lot 1, Block 1, Lake Shopping Center Third Addition to Planned Unit Development. Spanier detailed the flexibility requested by the applicant to accommodate the mixed-use building on the infill site.

Commissioner Odens inquired about the relocation of the access. Chair Green invited the Applicant to the microphone to address the inquiry. Ken Geroux stated that they were unable to come to an agreement with the adjacent property owner for the shared access that was originally proposed.

Chair Green opened the public hearing at 7:18 p.m. Chair Green closed the hearing at 7:18 p.m.

Commissioner Wiebold inquired about the building orientation, specifically the decision to feature the rear of the building facing the roadway.

Commissioner Velishek motioned to recommend approval of the application. Seconded by Commissioner Odens. All ayes. Motion passed.

8. PLANNER'S REPORT

8A. GENERAL UPDATES

8B. NEXT MEETING- WEDNESDAY, AUGUST 2, 2023

9. COMMISSIONERS' REPORTS

Seefeld stated that the council approved Big Lake Marketplace 10th Addition preliminary and final plat at the last meeting.

Velishek attended the LMC conference and attended a session on city council meetings with controversial agenda items.

Wiebold reported activity at the old A&W site today, perhaps taking soil borings.

Green attended a park board meeting June 26th, 4-6 pickleball courts are being considered for Bluff Park. September 15th is movie in the park featuring Encanto. Playground damage in the last couple years has totaled \$9,000.00 at Lakeside Park. Green expressed support for improved surveillance at the park.

10. OTHER

11. ADJOURN

Commissioner Heidemann motioned to adjourn the meeting. Seconded by Commissioner Seefeld. Unanimous ayes, motion approved, meeting adjourned at 7:28 p.m.