

PARK BOARD
Minutes
Special December 12, 2022

The meeting of the Maple Lake Park Board was called to order at 4:30 p.m. by Renee Eckerly, City Administrator at City Hall in Maple Lake.

MEMBERS PRESENT: Wayne Paumen, John Haack, Kristin Helwig, and Tana Fobbe

ABSENT: Bill Korpela Jr

OTHERS PRESENT: Adam Harrison, Rick Harrison Site Design Inc; Renee Eckerly, City Administrator

Approval of Minutes

A motion was (m/s/p), Paumen/Haack to approve the minutes from August 22, 2022, with the addition of put Bill Korpela Jr under the Members Present section. All members present voted in favor.

Review Concept Plans

a. The Residence of Happy Knoll

Adam Harrison, Rick Harrison Site Design Inc gave a review of the concept plan. He discussed the following:

- Trail System and how it would connect to the existing trail to the south
- At the Cedar Avenue entrance, removing the first multi family residence building in front of the pond and making that area a park. It might be possible that the pond could be utilized as an ice-skating rink in the winter. This pond would not go dry like a stormwater pond.
- The green area in the single-family homes to the north along the trail that will also be designated as a park.
- Total acreage is approximately 72.5
- None of the acreage is wetland because it has all been farmed in the past.
- The need for restrooms – structures or portable biffs
- There is sidewalk throughout the project for easy access to the trail
- Location of the power lines on the east side of the property
- The exact acreage of the trail and proposed parks not being available

Eckerly reviewed with the Park Board what can be required per Section 9 of the Subdivision Regulations:

1. For residential projects, 10% of the gross land area is to be dedicated.
2. The dedication can be all land, all cash, or a combination.
3. Land dedication is in addition to dedication for streets, alleys, easements, storm ponding, etc.
4. Private open space can be accepted for partial credit at the City Council's discretion, if they feel it is in the public interest.
5. Private open space accepted must be open to all residents
6. Setbacks cannot be included in the dedication
7. The land must be of reasonable size, shape, etc. for park and recreational purposes.

The Park Board also discussed the assisted living section, the storm water drainage, which areas would be entry level housing, the farmstead would be remaining, if additional parking was needed for recreational vehicles and that the gravel roads (some being Township) surrounding the property should all be asphalt.

The consensus of the Park Board was with the multi-family building removed and that area made a park, the trail and the area to the north being a park was all satisfactory at this time. The consensus of the Board is that no final decision would be approved until all park land calculations were available.

b. Briggs Maple Lake Apartments

Pat Briggs was unable to attend the meeting due to being in Florida repairing property hit by hurricane. Eckerly reported that Mr. Briggs would like the Park Board to know the following:

- He is currently building in Clearwater and Princeton.
- He lives in Annandale, MN
- The acreage is approximately 5.5 acres along Highway 55
- The land is currently zoned highway commercial, so he would need to rezone it
- He is purposing the Outlot of 1.56 acres along the highway to remain commercial with an easement through the apartment entrance to be granted for access.
- To the west would be a proposed dog park and community area that would have playground equipment.
- He is proposing trees along the north and west side of the property for a barrier
- He has visited with the Leslie Lemieux, who owns the property to the west and expressed an interest to purchase it. This land is in Albion Township.

The Park Board discussed changing the Outlot to a park with tall trees and fencing to reduce the danger of children running into Highway 55 instead of being commercial property. The Board discussed an easement through the apartment driveway being potentially dangerous to children and pedestrians for commercial purposes. The proposed dog park and the community area both looked small. The Board discussed combining the two and reviewing liability issues on just a dog park.

The consensus of the Park Board was to change the Outlot from commercial to a park. The Developer would have to provide protection from the potential dangers of Highway 55. The areas that are proposed for a dog park/community area should be combined to create one amenity such as an area for dogs, but liability issues would need to be addressed. The consensus of the Board is that no final decision would be approved until all park land calculations were available.

c. Discuss pickleball courts at school and Maplewood Park

Eckerly reported that she was contacted by Mike Rowe, School Superintendent that the school was getting quotes to rehab the old tennis courts into pickleball courts. He was wondering if the Park Board would recommend to the City Council to give \$10,000 from Capital Improvement to the school towards this project. Rowe was unable to attend this evening due to a school board meeting.

Fobbe reported on her experiences as Community Education Director and how other communities are overwhelmed with the use of their pickleball courts. The location at the school is perfect by the ball fields so people could bring their children to be active while they play pickleball. She also spoke about how this would be a good test for how much interest there is in the community before the Park Board proceeds with Maplewood Park.

Haack debated for a length of time for tennis courts instead of the pickleball courts.

A motion was (m/s/p), Helwig/Paumen to recommend to the City Council to give \$10,000 from the Park Capital Improvement fund to the school towards the creation of the pickleball courts. 3 Ayes and 1 Nay vote (Haack).

Old Business

- a. **Research selling of land designated for park on Lincoln St NW (parcel 110-0530-00020)**

This was not discussed.

Dates to Remember / Announcements – Next meeting will be when needed after the 1st of the year

Adjournment

A motion was m/s/p, Paumen/Fobbe to adjourn at 5:35 p.m.

Attest,

Renee Eckerly
City Administrator