

# SPECIAL PLANNING COMMISSION

## Minutes

August 23, 2022

The meeting of the Maple Lake Planning Commission was called to order at 6:00 p.m. by Chair Dan Haugen in the city hall in the City of Maple Lake.

MEMBERS PRESENT: C. Paumen, Ballweber, Rowe, and Rivers

ABSENT: Jerome, Zoning Administrator

OTHERS PRESENT: Renee Eckerly, City Administrator, Tom Paumen, Tim Pribyl, Larry Pribyl, Rick Harrison, Site Design Studio; Adam Harrison, Site Design Studio; Ricky Life, Site Design Studio.

### Approval of Minutes

A motion was (m/s/p), C. Paumen/Ballweber to approve the minutes from May 10, 2022. All present voted in favor.

### Approval of Agenda

Rivers requested that enforcement code compliant status and revoking of Conditional Use Permit (37 Maple Avenue North) be added under Old Business.

A motion was (m/s/p), C. Paumen/Ballweber to approve the agenda with the additional items under old business. All present voted in favor.

### New Business

#### a. Adam Harrison, Rick Harrison (Site Design Studio), Larry Pribyl and Tim Pribyl regarding Comprehensive Plan Future Land Use

Harrison and Pribyl reported on future development of parcel 110-500313300 located at 820 Spruce Avenue N approximately 40.43 acres. This land is currently zoned for tax purposes agricultural and in the City of Maple Lakes' Comprehensive Plan future land use is light industrial. They gave a presentation of developing the land into heavy density residential which would be entirely under a homeowners association (HOA). It would be a transitional housing community that would have single family home, townhouse, patio homes, assisted living and nursing and memory care apartments. This development would be built in phases under a R-4 PUD. The following items were discussed:

- Reduction in street length and stretching front setbacks
- Drainage would be along Spruce Street
- Pedestrian connectivity with a trail development running North to South
- Street patterns and park land
- Pedestrian safety utilizing curbs and islands
- Intersections are all 3 ways
- Bay home with parking in the back to reduce the noise from the Industrial Park
- Park along the side of the homes and longer than typical
- Life cycle community
- Similar community being built in Buffalo, MN – Green Brier Hills and Rochester, MN
- Discussed larger lots with more up scaled housing
- Need for more than 2 bedrooms
- Soil corrections and borings of the soil
- Most of the structures would have basements and sump pumps
- School district aware that the city needs more housing

- Industrial Development group would request permanent screening between residential and industrial due to sound and smells. Industrial companies work 24/7
- Discussed fencing, sheds, and snowplowing

Eckerly reported on statement from Dave Anderson, City Attorney:

Because Maple Lake is not located in one of the metropolitan counties, the adoption of a comprehensive plan is not required by statute. Rather, it is an optional tool that the city can adopt/use to guide future growth. Additionally, amendments to the city's comprehensive plan do not need to follow the statutory process in Minn. Stat. Ch. 473.

That said, it appears that the city's current comprehensive plan was last updated in 2014. Amending the comp plan to facilitate development in the city seems somewhat easy because section 3.03 of the city's zoning ordinance provides that "[a]ny change in zoning granted by the governing body shall automatically amend the Comprehensive Plan in accordance with said zoning change." In other words, if the council rezones property to accommodate any particular development, it appears that the comprehensive plan becomes automatically amended to be consistent with such rezoning.

As for the Pribyl property, developing that parcel would likely require (i) concept plan review by Planning Commission and council; (ii) review/approval of rezoning; (iii) review/approval of a preliminary plat and preliminary planned unit development (PUD) plan; and (iv) review/approval of final plat and final PUD plan. The city's subdivision and zoning ordinances outline those processes and there are public hearing requirements embedded. I'm guessing that it would likely take around six months to go through all steps necessary for such a significant development, maybe shorter or longer depending on how responsive the applicant is. This is a substantial project and so we'd also want to have the developer sign a predevelopment agreement and provide escrow to ensure that the city's engineering and legal costs are covered throughout the process.

Planning Commission are aware of the need and support the project. Requested advice from Pribyl on land for industrial park expansion.

## **Old Business**

### **a. Status of Building Permits and Code Enforcement Complaints**

Eckerly reported that Tracy Reimann, MNSPECT was at the Aust 16, 2022 City Council meeting and gave an update on the status and five of the complaints are currently in court proceedings, all issues but one is outstanding in the mobile home park.

### **b. Revocation of Conditional Use Permit at 37 Maple Avenue N (added)**

Eckerly reported that notice of a public hearing has been placed in the Messenger and mailed to everyone within 350 feet of the property regarding the consideration and possible revocation of the conditional use permit allowing minor motor vehicle repair. None of the conditions have been satisfied. The Planning Commission will have this public hearing on their agenda at the September 13, 2022, agenda.

### **c. Comprehensive Plan status (added)**

Eckerly reported that the City Council decided to wait until after the 1<sup>st</sup> of the year to proceed with the Comprehensive Plan update since 3 of the 4 are up for election so it is possible a whole new Council will be working on the project. After a lengthy discussion, the Planning Commission would like to hold a special meeting to interview Stantec and invite the City Council but keep the project moving.

## **Adjournment**

A motion was m/s/p, C. Paumen/Ballweber to adjourn at 7:58 p.m.

Attest,

Renee Eckerly  
City Administrator