

PLANNING COMMISSION

Minutes

September 13, 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, Kristen Logas, and Rivers

ABSENT: Mike Rowe, Bruce Ballweber, Jerome, Zoning Administrator

OTHERS PRESENT: Renee Eckerly, City Administrator, Daryl Hennen, Tricia Manuel

Approval of Minutes

A motion was (m/s/p), C. Paumen/Rivers to approve the minutes from August 23, 2022. All present voted in favor.

Approval of Agenda

A motion was (m/s/p), Kristen Logas/C. Paumen/Ballweber to approve the agenda. All present voted in favor.

New Business

a. Public Hearing (6:05 p.m.) Revocation of an Existing Conditional Use Permit allowing minor motor vehicle repair – 37 Maple Avenue North (Troy Engels).

Regular meeting was recessed, and Public Hearing was open at 6:05 p.m.

Tricia Manuel spoke that she is not against business, but they need to maintain their property and structures. She attended the November 2021 public hearing when the conditional use was recommended, and the owner did not follow through with his commitments.

Daryl Hennen spoke he is also not against business, but Engels is not maintaining the property and he has weeds growing up his building.

Public Hearing was closed at 6:10p.m. and regular meeting continued.

A motion was (m/s/p), C. Paumen/Rivers to recommendation to the City Council to revoke existing Conditional Use Permit or 37 Maple Avenue N. All present voted in favor.

b. Public Hearing (6:15 p.m.) Preliminary, Final and Rezone Plat Cedar Landing, CSP Property Management, LLC Residential Development Outlot A, requested zoning R-4 PUD

Regular meeting was recessed, and Public Hearing was open at 6:15 p.m.

Chris Paumen, CSP Property Management presented the preliminary and final plats along with the rezone request for Cedar Landing plat.

No other comments from the public.

Public Hearing was closed at 6:30 p.m. and regular meeting continued.

A motion was (m/s/p), Haugen/Logas to recommendation to the City Council to approve the rezoning of the Cedar Landing property to R-4/PUD, subject to conditions recommended and required by City staff and consultants. Motion passed 3 to 0. C. Paumen abstained.

A motion was (m/s/p), Logas/Rivers to recommendation to the City Council to approve the preliminary and final plat of Cedar Landing, subject to conditions recommended and required by City staff and consultants. Motion passed 3 to 0. C. Paumen abstained.

c. Discuss Tax Increment Financing (TIF) for Housing

Eckerly reported that she has a developer that is interested in requesting a TIF district for a housing project and he wanted some feedback from the Planning Commission. Planning Commission doesn't have any action for TIF Districts, but overall, not positive feedback due to the current issues with some of the low-income housing in the city.

Old Business

a. Comprehensive Plan

Logas reported on the City Council decided to wait until after the 1st 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 discussion, the Planning Commission would like the most current Industrial land development study, the RFP for updating the comprehensive plan and Stantec's proposal on the next agenda.

Adjournment

A motion was m/s/p, C. Paumen/Logas to adjourn at 7:05 p.m.

Attest,

Renee Eckerly
City Administrator

DRAFT