

PLANNING COMMISSION
Special Minutes
December 19, 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: Mike Rowe, Bruce Ballweber, John Rivers, Chris Paumen and Dan Haugen

ABSENT: Jen Jerome

OTHERS PRESENT: Lynn Kissock, Larry Pribly, Ryan Bluhm, Westwood; Pat Briggs, Renee Eckerly, City Administrator, Phil Carlson, Stantec Planner (via Microsoft Teams)

Approval of Minutes

A motion was (m/s/p), Ballweber/ Rowe to approve the minutes from October 25, 2022, with changes to Old Business a. & b. Comprehensive Plan Discussion and Industrial Land Development 3rd paragraph should be Rivers wanted to know how serious seeing the Pribyl land for Industrial soils corrections. It was mentioned that there was a possibility for shovel ready grants that could be applied for. Additional change was the last sentence before adjournment. C. Paumen recommended reviewing the Zoning Ordinance from time to time. All present voted in favor.

Approval of Agenda

A motion was (m/s/p), Ballweber/W. Paumen to approve the agenda as presented. All present voted in favor.

New Business

a. Review Concept Plan – The Residence of Happy Knoll

Phil Carlson, Stantec Planner reviewed his written comments via Microsoft Team. Comprehensive Plan shows area as Industrial zoning, but this remains the questions should it be Industrial or Residential. What is the land suitable for which can only be determined by doing soil sampling. Carlson commented that it is expensive to do soil corrections and can end up with the land being too expensive to compete with other shovel ready land. Approximately 7 acres or 10% needs to be Park land in the development. The Commission discuss:

- 3-Phase power
- The importance of the input from the Industrial Group
- Only lower 40 acres is part of Comprehensive Plan, upper 40 is not.
- How much Industrial land can Maple Lake absorb and develop.
- Market study and overview for Industrial land was discussed.
- Many studies done and put on the shelf; need action.
- Ryan Bluhm, Westwood presenting a residential master plan.
- The desire is to layout the concept and then sell to be developed.
- 2 miles around the city is zoned by Wright County.
- School needing roof tops with families.
- Planning Commission has positive comments for the housing development but want Industrial also.
- Discussed the two ponds when entering the development have the water source from the stormwater. Outlet pipe does run across the bottom section through the area designed for assisted living.
- Concern regarding noise and smell issues from the Industrial Park because there is a difference in elevation. Storage units were added to the design to help with the buffer.

- Carlson stated he has known Westwood for many years and Rick Harrison had done many of these concepts and they end up very close to reality.
- Timeline was discussed and the Preliminary Plat would be a long process due to the environment studies that are required.
- Planning Commission discussed with Pribyl soil borings and if he would split the cost with the city.
- Pribyl stated he would be willing to wait a year on his project so the Industrial land issue could be settled.

A motion was (m/s/p), C. Paumen/Ballweber to recommend to the City Council to do soil testing on all 80 acres of the Pribyl property with a cap of \$15,000.00 to be split 50/50 with Larry Pribyl. All present voted in favor.

b. Review Concept Plan – Briggs Maple Lake Apartments

Briggs reported that he has been working in Sherburne County and has started working in Wright County. He has done 15 multi-family projects. His studies show that Maple Lake needs work force housing. He is building a similar concept in Princeton, Minnesota and will be starting building in Clearwater in April 2023. C. Paumen disclosed that he is the current property owner. Briggs wants to build high density apartments on approximately 3.5 acres and leave the remaining 1.5 acres as an outlot for commercial/retail. The access to the outlot would be through the parking lot of the apartments. Buildings would be constructed in two phases and connected at the end of the second phase. There would be detached garages on the west end. There is a small green area for tenants to let their dogs utilize. Parking would be on the first floor of the structure.

Mike Rowe left 7:25 p.m.

Phil Carlson, Stantec Planner comments:

- Maple Lake needs a mix of housing to bring in the commercial business.
- Zoning code requires open space for parks.
- Density is pushing up against the limits.
- Commission concerned about easement.
- Planning Commission and Carlson are interested in second concept for the January 10, 2023, meeting.

Old Business

a. Industrial Land Development

Planning Commission discussed proposal for the Pribyl land only be on 40 acres should be on all 80 acres. Haugen and Kissock are going to meet and discuss the Industrial Group and then need for Industrial land for Maple Lake.

b. Comprehensive Plan

Commission discussed plans is on hold but keep on agenda.

c. Park Land Dedication

Carlson explained that Park Land Dedication used is a State Statute and can only be used for new parks. Initially Park Land Dedication must be land unless the City agrees to cash in the Development Agreement. There is no sunset on Park Land Dedication.

Informational

a. Suggestions for New Member

Bruce Ballweber suggested himself as the replacement for John Rivers. He is currently the City Council representative but that ends on December 31, 2022. The Planning Commission sent the recommendation to the City Council to appoint Bruce Ballweber as a citizen representative to replace John Rivers.

Commission again thanked John Rivers for his years of dedication to the Planning Commission and the community.

Adjournment

A motion was m/s/p, Rivers/C. Paumen to adjourn at 7:56 p.m.

Attest,

Renee Eckerly
City Administrator