

PLANNING COMMISSION

Minutes

January 10, 2023

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: Bruce Ballweber, Wayne Paumen and Dan Haugen

ABSENT: Mike Rowe, Chris Paumen, Scott Chantland, Jen Jerome

OTHERS PRESENT: Renee Eckerly, City Administrator, Pat Briggs, Phil Carlson, Stantec Planner (via Microsoft Teams)

Approval of Minutes – none presented

Approval of Agenda

A motion was (m/s/p), Ballweber/W. Paumen to approve the agenda with adding discuss regarding meeting time under New Business. All present voted in favor.

New Business

a. Review Concept Plan – Briggs Maple Lake Apartments.

Pat Briggs presented a revised Concept Plan from the one he presented on December 19, 2022. This Concept he had added 12,000 – 14,000 square feet of commercial/retail area to the east abutting the City's lot. He did not distribute an updated narrative to go with the revised Concept Plan. He reported that the entire project would take two years to complete and the middle (north) building would be the first structure built. Parking would be under the building on the 1st floor. Each tenant would get two parking spots one covered and one uncovered per rented unit. Garages would be 10 feet wide. The revised Concept has 216 parking stalls. All buildings would have 36 units. He did the same project in Elk River, MN. This would be work force house and for the elderly.

Phil Carlson, Stantec Planner commented that there was very little green space, very high density and concerned about stormwater retention being underneath detached garage. Briggs reported that the financing for this project would be a bank and request for Tax Increment Financing for 26 years. The rent would be 80% at market rate and 20% would be income restrictive and based on Wright Counties median income. Commissions concerns are revised plan hard to read, high density, losing highway commercial land, needing more buffer to the highway, project has to work economically, more green space and storm water retention to match Zoning Ordinance. Commission recommended that Briggs enlarge the Concept Plan, so it is easier to read and update the narrative report to support the revised layout and return to the February 15, 2023 meeting.

b. Meeting Time (added)

Haugen to discuss if 6:00 p.m. was still a good time or if the meetings should go back to 7:00 p.m. Members present agreed to stay at 6:00 p.m.

Old Business

a. Industrial Land Development

W. Paumen reported on Dale and Linda Gapinski on County Road 37 possible being interested in selling their 80 acre farmstead. This was a parcel that was discussed in 2015 as a possible site for an Industrial Park. It already has three-phase power and is on a 10-ton road. It could cost approximately a million dollars for the city to get water and sewer out to this location. It should be a private/public project.

Carlson suggested an Industrial Market Study to what the interest level for industrial land is, include a survey in a 10-20 mile radius to locate how much industrial land is available and at what price and update the 2015 study. Haugen expressed that the Industrial Group would have some information for the study. Carlson would create a proposal for the next Planning Commission agenda.

b. Comprehensive Plan

Commission discussed updating as development happens.

Adjournment

A motion was m/s/p, Haugen/Ballweber to adjourn at 7:45 p.m.

Attest,

Renee Eckerly
City Administrator