

PLANNING COMMISSION

Minutes

February 15, 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: Mike Rowe, Chris Paumen, Bruce Ballweber, Wayne Paumen and Dan Haugen

ABSENT: none

OTHERS PRESENT: Renee Eckerly, City Administrator, Jen Jerome, Admin Assist. /Zoning Administrator; Pat Briggs, Phil Carlson, Stantec Planner (via Microsoft Teams); Scott Chantland, Tom Paumen

Approval of Minutes

A motion was (m/s/p), Rowe/Ballweber to approve the minutes from December 19, 2022, and January 10, 2023. All present voted in favor.

Approval of Agenda

The following changes were added to the agenda under New Business: Election of Chair and Ordinance Chapter 50 Planning Commission.

A motion was (m/s/p), W. Paumen/C. Paumen to approve the agenda with adding the additional items under New Business. All present voted in favor.

New Business

a. Discuss proposal from Stantec for an Industrial Market Overview for \$6,200.

Phil Carlson, Stantec Planner presented a proposal to assemble and analyze property and market information in the Maple Lake market area and develop recommendations on the timing and scale of potential industrial and business park development in the City of Maple Lake. The report would contain the amount of Industrial land that the neighboring cities in Wright County have available and the price of that land. He would be utilizing CoStar for the report. He estimated the report would be ready in approximately 60 days. There was discussion as to what would be different to the 2021 study. The new study would be up to date information and contain any changes that have occurred to the information in the 2021 study.

It was discussed that the Wright County EDA Partnership has all this information on their website so there would be no need to pay for it. C. Paumen and Ballweber will meet with Jolene Foss, Wright County Director and report at the next meeting and for now the proposal will be put on hold until the next meeting. Annexation was briefly discussed.

Phil Carlson, Stantec Planner left the meeting.

b. Election of Chair

A motion was (m/s/p), C. Paumen/Ballweber to nominate Dan Haugen as Chair for the Planning Commission. All present voted in favor.

c. Ordinance Chapter 50 Planning Commission

Haugen reported on revision he would suggest to sections 50.03, and 50.04.

A motion was (m/s/p), C. Paumen/Rowe to recommend the revisions to the City Council for adoption. All present voted in favor.

Eckerly will forward the recommendation to the City Attorney for draft and posting, then to the City Council for adoption.

Old Business

a. Review Concept Plan – Briggs Maple Lake Apartments.

Pat Briggs distributed a third revised Concept Plan from the one he presented on December 19, 2022. He presented “G” (107 apartment units) and “G1” (85 apartment units). This Concept is mixed use with a commercial building of 7,800 square feet and an additional commercial building of 38,000 square feet. He has utilized the city lot in regard to the 38,000 square foot commercial building but does not intend to purchase the lot. He is building a similar apartment structure in Princeton, MN. The Planning Commission discussed that this is the only highway commercial property remaining and if the mix used made sense. Brigg suggested that there is more highway commercial property available be eliminating the older houses at the intersections along highway 55. The Planning Commission expressed concerns regarding green space, highway buffer and storm water retention, which Briggs reported he will address to the Citys’ code in the preliminary plat process. W. Paumen expressed concerns of storm water retention being proposed under the structures. He is familiar with the water table in this area of the city and feels the water will not dissipate. The Planning Commission had a consensus that they preferred “G1”, mixed use was good option, concerns regarding the high density, storm water retention, green space but agree that there is a need for workforce housing and more roof tops in the city.

A motion was (m/s/p), W. Paumen/Rowe to forward plan “G1” Concept plan to the City Council for review with their comments. All present voted in favor except C. Paumen abstain due to conflict of interest.

b. Industrial Land Development

Haugen reported that he met with Mayor Kissock and discussed keeping the Industrial land search moving. There is a scheduled meeting with the Gapinski’ on February 22, 2023. Stantec has been contacted regarding the prospect of getting water/sewer out to the property. W. Paumen reported that he is scheduling a meeting with the abutting property owner to see if they are also open to selling.

c. Comprehensive Plan

No discussion at this meeting.

Adjournment

A motion was m/s/p, C. Paumen/W. Paumen to adjourn at 7:37 p.m.

Attest,

Renee Eckerly
City Administrator