

PLANNING COMMISSION

Minutes

May 9, 2023

The meeting of the Maple Lake Planning Commission was called to order at 6:01 p.m. by Chair Dan Haugen in the City Hall in the City of Maple Lake.

MEMBERS PRESENT: Bruce Ballweber, Scott Chantland, Mike Rowe, Chris Paumen and Dan Haugen

ABSENT: None

OTHERS PRESENT: Renee Eckerly, City Administrator, Jen Jerome, Zoning Admin, Wayne Paumen, Chuck Boser, Stantec Planner (via Microsoft Teams)

Approval of Agenda

A motion was (m/s/p), Chantland/Ballweber to approve the agenda.

Approval of Minutes

A motion was (m/s/p), C. Paumen/M Rowe to approve February 15th, 2023 minutes.

New Business

- a. **Discuss Light Industrial (I-1) Zoning Ordinance 30.02 Subd 20 to be a licensed daycare serving more than 12 children.**

Ballweber questioned if there were any daycares. Rowe said the public is in need of childcare. C Paumen thought to move to a conditional use possibly.

Old Business

- a. **Industrial Land Development- Chuck Boser, City Engineer- Stantec**
2. Went thru introduction of myself to the planning commission.
3. Discussed the boring and report timeline.
 - a. The borings and geo-technical report was performed by Independent Testing Technologies out of St. Cloud, MN.
 - b. Stantec reviewed and discussed the report findings and conclusions with the planning commission.
 - c. City assisted with boring access over the winter due to the snow depths.
 - d. Report included 44 borings in a grid-like pattern across the property. Boring depths were just under 15 feet.
4. Report findings and information
 - a. Topsoil depths ranged from 10 inches to 7 feet.
 - i. SB-10 had 7 feet and SB-7 had 4.5 feet of topsoil
 - ii. The rest of the borings had 30 inches or less of topsoil
 - iii. Further investigation is needed to determine the size of area of these soils, as they recommend removal of this soil.
 - b. Below the topsoil the soils consisted of sandy lean clay, silty clayey sand, and silty sand to a termination of 15 feet.
 - c. Subsurface water was observed in 8 borings, but giving more time for ground water to stabilize, more borings may have shown groundwater levels.
 - d. Mottled soils and grey soils were present which means that the soil stays wet for some period during the season and/or permanently wet.
5. Report Conclusion
 - a. The existing soils encountered are considered fair to poor for roadway material and structural fill due to the weakness and are susceptible to frost heave.
 - b. For the most part, the native soils appear suitable for support of light structures such as single family homes, light one-story commercial buildings. They are also likely to be suitable for support of larger commercial/industrial buildings and multi-family residential buildings up to 3-story in height on standard spread footings. However, ITT recommends further investigation for those types of larger structures to confirm soil bearing capacity and foundation design.

6. Other notes

- a. Stantec to work with ITT to see if Wright County has field drain tile location map to include in the report.

C. Paumen questioned how much dirt would need to be brought in to remove the clay. Haugen questioned tiling which was not on the report. W Paumen said the county would have records of the tile and Haugen asked to please report on the tile. Ballweber questioned if the streets would be expensive. Haugen thought County Road 37 would have higher ground soil, it would be nice to see more rooftops. Chantland agreed with Haugen for more residential on County Road 37. All agreed they would like to see the city grow.

A motion was (m/s/p), Ballweber/Rowe for the recommendation of the residence of the Happy Knoll concept plan.

b. Industrial Market Study

C Paumen spoke with Jolene Foss from Wright County EDA Partnership and it isn't the full report but has lots of information and extra money wouldn't need to be spent. Haugen had also called Jolene Foss for a county economic information. Haugen thanked Phil Carlson, City engineer from Stantec but declined the proposal and said the extra money can be used in a more effective way. Haugen spoke with the Industrial group and would like to communicate with the Mayor and Tom Paumen because the Airport might have interest to extend the runway and Foss could have funding sources.

Adjournment

A motion was m/s/p, Ballweber/C. Paumen to adjourn at 7:00 p.m.

Attest,

Jen Jerome
Zoning Administrator