

PLANNING COMMISSION

Minutes

September 12, 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, Scott Chantland, Chris Paumen and Dan Haugen

ABSENT: Mike Rowe

OTHERS PRESENT: Lisa Sherman, Kyle Kremer, Stephen Paumen, Larry Smith, Wayne Paumen, Renee Eckerly, City Administrator, Jen Jerome, Admin Assistant/Zoning Specialist, Phil Carlson, Stantec Planner (via Microsoft Teams)

Approval of Agenda

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

Approval of Minutes

A motion was (m/s/p), Ballweber/C. Paumen to approve the May 9, 2023, minutes as presented. All present voted in favor.

New Business

a. Public Hearing – Rezoning from R3 to R2 and Variance. Opened 6:02 p.m.

Stephen Paumen spoke regarding the need to rezone from R3 which was previously due to the townhouse association and the rezone would eliminate that under R2.

Hearing closed 6:04 p.m.

Phil Carlson, City Planner with Stantec reported that this is a routine and simple rezone which will automatically change the land use plan. Carlson recommends approval.

A motion was (m/s/p), Chantland/Ballweber to recommend approval of rezoning from R3 to R2 related to real property located at Wright County PID 110065001010 (800 Congress St W) to the City Council and adopt the findings. All present voted in favor.

Phil Carlson, City Planner with Stantec reported regarding the variance request from 30 feet to 26 feet. He stated that an option is to move the driveway. Stephen Paumen spoke regarding that the house layout is in the same footprint of the previously proposed PUD and the City didn't require a variance. The driveway would be steep without this variance. Stephen Paumen reviewed the site plan with the Commission. He reported that with a 45-foot parking area in front of the garage cars can turn without driving on the grass otherwise there is no swing room. The catch basin location and the possibility of dirt being pushed into it was reviewed.

A motion was (m/s/p), Haugen/Chantland to recommend approval of the variance to reduce the setback along Spruce Avenue from 30 feet to 26 feet related to real property located at Wright County PID 110065001010 (800 Congress St W) to the City Council and adopt the findings. All present voted in favor.

b. Public Hearing – Zoning Application to Add Tattoo Parlors to B-1 as Permitted Use. Open 6:24 p.m.

Sherman spoke regarding tattoo parlors not being listed as permitted use in the downtown district. Tattoo parlors are a benefit by bringing people downtown. She reported that during COVID cities usually treated tattoo parlors the same as nail salons, hair salons or massage therapy. Her location would be 74 Birch Avenue S.
Hearing closed at 6:27 p.m.

A motion was (m/s/p), Ballweber/C. Paumen to recommend approval of the zoning application to add tattoo parlors as a permitted use in the city’s B-1 Central Business zoning district to the City Council. All present voted in favor.

c. Public Hearing – Proposed Amendment to the City’s Zoning Regulation Related to Commercial Kennels and Hobby Kennels for Dogs. Open 6:30 p.m.

No one was in attendance to speak at the public hearing.

The hearing closed at 6:31 p.m.

The Planning Commission discussed the amendment and tabled to find out what the penalty is for having more than three dogs and to find out why cats are not included.

d. Discuss draft Rental Ordinance. Public Hearing will be October 10, 2023.

Eckerly, City Administrator reported that the City Council has been holding workshops since May 2023 with Dave Anderson, City Attorney and representatives of MNSPECT to draft an ordinance regarding residential renting of property. The document on the agenda tonight is the final draft and checklist that will be utilized at the October 10, 2023, Public Hearing. The City Attorney is available if you have any questions while you review the draft ordinance prior to the hearing. She will be sending out the draft ordinance to rental property that is identified in the utility billing system.

Old Business

a. Industrial Land Development

Haugen reported on the Industrial Park group meetings. The Commission discussed that the city needs to be a driving force in the development of more industrial land. Eckerly reported that Mayor Kissock, Wayne Paumen and herself met with Dale and Linda Gapinski in February 2023 regarding their property on County Road 37. The Gapinski’s are willing to visit with anyone that is interested in purchasing their 80 acres. The annexation process is driven by the property owner per the city attorney. Haugen is going to reach out to DEED in regard to the Greater MN Business Development Public Infrastructure program which was in the packet presented to the City Council by Heidi Peper, Stantec. The Commission discussed this has to be a public private partnership.

Adjournment

A motion was m/s/p, Ballweber/C. Paumen to adjourn at 7:03 p.m.

Attest,

Renee Eckerly
City Administrator