

PLANNING COMMISSION

Minutes

October 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, Scott Chantland, Chris Paumen and Dan Haugen

ABSENT: Mike Rowe

OTHERS PRESENT: Mike Elsenpeter, Steve Delauris, Ross Danielson, Mitch Elsenpeter, Joel Olson, Jean Braun, Corey Hausladen, Ken Braun, Renee Eckerly, City Administrator, Jen Jerome, Admin Assistant/Zoning Specialist, Tracy Reiman, MSPECT (via Microsoft Teams), David Anderson, Attorney (via Microsoft Teams), Wright County Deputy Baumann.

Approval of Agenda

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

Approval of Minutes

A motion was (m/s/p), Ballweber/Chantland to approve the September 12, 2023, minutes as presented. All present voted in favor.

New Business

- a. Discussion was had about the criteria to cancel a Commission meeting. Haugen didn't want to waste time or money if there was no need to meet. Chantland just doesn't want items to be tabled often. The chairperson and City Administrator will communicate and decide if a meeting should be canceled.

Old Business

- a. **Public Hearing – Proposed Rental Ordinance. Opened 6:06 p.m.**

A motion was (m/s/p) Ballweber/Paumen to open the meeting at 6:06 p.m.

Mike Elsenpeter said that he thought we were assuming renters or rental owners are not doing things correct and that it was in violation of the UCC laws- 1308.

Steve Delauris said other towns don't have rental ordinances. He felt the city is eliminating the poorest people from Maple Lake and costs are skyrocketing and questioned how the inspection process would work.

Ross Danielson stated that a property owner doesn't have control of how tenants live.

Mitch Elsenpeter felt it puts renters down. Joel Olson felt insulted and that it was a punishment to the landlords.

Jean Braun asked why to impose another statute, the state has plenty of rules and reminders and thought the city would be sitting with no affordable housing.

Corey Hausladen wondered why this doesn't go for all houses and what the timeline would be. He thought the rental market has little turnover.

Ken Braun asked what about regulating homeowners and their properties.

A motion was (m/s/p), Ballweber/Paumen to close the meeting.
Hearing closed 6:40 p.m.

Dave Anderson recommended the members make an approval or denial. This would be the only time presented to the Planning Commission. The point is to try to administer a good program in good faith and work with the landlords. Paumen questioned how the inspection process works. Absentee landlords would cause for health and safety issues. Reiman noted that the inspector would be flexible, and the city would be willing to work with people. Reiman noted that they would receive and then contact the paid application of the property owner and the first inspection would be longer that re-inspections would be quick. Ballweber felt things were misunderstood and that it wasn't about penalizing the landlords but to deal with issues and protect the citizens. Chantland thought of reviewing a proposal with tenants and property owner. Chris Paumen was struggling that private property should participate also and not sure it would fix anything. Chantland thought it was a problem with only a few. Ballweber stated something in writing would help deal with tenant problems.

A motion was (m/s/p), Haugen/Ballweber to recommend a workshop to be held with property owners' landlords and the city council. All present in favor.

The Planning Commission is not requesting anything to come back to the Planning Commission.

b. Continue discussion regarding Proposed Amendment to the City's Zoning Regulation Relate to Commercial Kennels and Hobby Kennels for Dogs

Anderson said that provisions with the animal ordinance and zoning were done to fix inconsistencies. It will be changing from an interim use permit not a conditional use permit. Adopted all state laws in regard to dangerous dogs and state conditions of keeping a dog.

A motion was(m/s/p), Chris Paumen/Ballweber to recommend approval of amendment to the city's zoning regulation related to commercial kennels and hobby kennels for dogs to the City Council. All present in favor.

c. Industrial Land Development

Haugen reported that he forwarded Heidi Peppers from Stantec information to Tom Paumen from the Industrial group for great information and comp plan. Haugen reported that there are no zoning or comp plan changes that the Planning Commission can work on now. This is done after the property is purchased. Haugen is trying to move the Industrial group along. Haugen said there will be an Industrial group meeting at Star Bank on October 18th, at 2:30pm.

Adjournment

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

Attest,

Jenny Jerome
Admin Assistant/Zoning