

PLANNING COMMISSION

Minutes

November 14, 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, Renee Eckerly

OTHERS PRESENT: Jen Jerome, Admin Assistant/Zoning Specialist, Phil Carlson, Stantec (via Microsoft Teams), David Anderson, Attorney (via Microsoft Teams), Gary Stang, Marvin & Britta Schumacher, John Rivers, Bob Wurm, Jill Wurm-Gallagher.

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), Paumen/Ballweber to approve the October 10, 2023, minutes as presented. All present voted in favor.

New Business

- a. Review Concept Plan for Maple Lake Apartment Homes. Phil Carlson, City Planner- Stantec reviewed concept plan. Proposed apartments of 10 acres southeast of town. 10% of land will be needed for park dedication. Ballweber questioned sewer and they will check with Phil Gravel on that. Chantland and Paumen liked the plan, area and location. Stang spoke of the 58 L-shape apartment complex. INH will be managing complex. Ballweber questioned the timeline and if there was a finance hold up. Stang hoping for late summer of 2024 to start the project. Paumen supported Stang on working with Wright County for the road reconstruction. Carlson had concerns about off street parking, garages and no green space on the East side. Schumacher expressed concerns of moving the street and if he would lose trees or part of his driveway. Chantland and Ballweber said things would be ironed out when the plans were submitted. Paumen said there will be more meetings to clarify issues. Bob Wurm had a concern on the holding pond and timeline. Stang said the engineer would look at the drainage and they will determine the outcome as well as Stantec.

Haugen added that the water wouldn't be backing up into neighboring properties. Wurm questioned high density zoning as well as the property line. Haugen and Paumen said to contact the County for a survey.

Planning Commission was ok with the concept and all were in favor. Issues from the public will need to be addressed and Carlson said the land use was appropriate. Haugen recommended the approval and to send to City Council and to note concerns.

A motion was (m/s/p), Paumen/Ballweber to approve the request of Gary Stang to go forward with the apartment development. All present voted in favor.

Old Business

a. Industrial Land Development

Haugen asked Carlson if there was anything they can do to go forward and should there be a change to the comp plan on what would be industrial. Carlson said things could happen with an interested party. Chantland questioned why would they come if they can go to Annandale and our airport is an important part of the city and that we are out of industrial land. Haugen thought if you could change the land use anytime that it would send a signal to someone to pull something together. Paumen thought the city should secure the land and get utilities & water to the land. Chantland said it could be a county, city project on county road 37. Ballweber thought the Mavencamp land would be better residential. Haugen and Paumen were going to work with Eckerly to get a land use map and to keep things in motion.

Adjournment

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

Attest,

Jenny Jerome
Admin Assistant/Zoning