



# Planning Commission

## Regular Meeting

~ Minutes ~

1408 Lake Street South  
Forest Lake, MN 55025  
[www.ci.forest-lake.mn.us](http://www.ci.forest-lake.mn.us)

Karin Derauf, Deputy City Clerk

Wednesday, January 26, 2022

7:00 PM

City Center - Council Chamber

### 1. Call to Order

Attendee Name	Title	Status	Arrived
Susan Young	Commission Vice-Chair	Present	
Paul Girard	Commission Chair	Absent	
Dennis Batty	Planning Commissioner	Absent	
Kevin Miller	Planning Commissioner	Present	
Michael Kuehn	Planning Commissioner	Absent	
Justin Brink	Planning Commissioner	Present	
Geneva Kubal	Planning Commissioner	Present	

### 2. Roll Call

### 3. Pledge of Allegiance

### 4. Approve the Agenda

- Motion To:** Approve Agenda with Amendment to Remove Item 7

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Justin Brink, Planning Commissioner
<b>SECONDER:</b>	Kevin Miller, Planning Commissioner
<b>AYES:</b>	Susan Young, Kevin Miller, Justin Brink, Geneva Kubal
<b>ABSENT:</b>	Paul Girard, Dennis Batty, Michael Kuehn

### 5. Approve Planning Commission Meeting Minutes from January 12, 2022

- Motion To:** Approve Planning Commission Meeting Minutes from January 12, 2022

<b>RESULT:</b>	<b>ADOPTED [3 TO 0]</b>
<b>MOVER:</b>	Kevin Miller, Planning Commissioner
<b>SECONDER:</b>	Geneva Kubal, Planning Commissioner
<b>AYES:</b>	Susan Young, Kevin Miller, Geneva Kubal
<b>ABSTAIN:</b>	Justin Brink
<b>ABSENT:</b>	Paul Girard, Dennis Batty, Michael Kuehn

### 6. 767 Lake St S – Conditional Use Permit Application:

Interim Zoning Administrator Fuerst presented information for a Conditional Use Permit for dog grooming services at the property located at 767 Lake St. S. He noted that pets would never be allowed outside the building or permitted to stay overnight and that pets must be

kenned by owners while transporting from and to vehicles and the building. He also commented that parking calculations have been determined that 11 spaces will be required for this business and the applicant states that there are 18 parking spaces available.

**a. Motion To:** Approve Conditional Use Permit With Staff Conditions

**COMMENTS - Current Meeting:**

Public Hearing opened at 7:07 p.m.

Julie Severson, resident, noted that she is in favor of the dog grooming business.

Public Hearing closed at 7:09 p.m.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Geneva Kubal, Planning Commissioner
<b>SECONDER:</b>	Justin Brink, Planning Commissioner
<b>AYES:</b>	Susan Young, Kevin Miller, Justin Brink, Geneva Kubal
<b>ABSENT:</b>	Paul Girard, Dennis Batty, Michael Kuehn

**7. 1055 17th St SE – Minimum Lot Width Variance Application**

Agenda was amended at beginning of meeting and item was removed to be brought back at a later Planning Commission Meeting.

**8. PID 30.03.221.21.0005 - Hidden Creek Phase I Preliminary Plat**

Interim Zoning Administrator Fuerst presented information on a Preliminary Plat for Hidden Creek located in the Headwaters Master PUD area. He provided a MXR-1 standards chart noting the lot area, lot width, and setbacks that are being proposed by the developer. He provided a graphic illustrative image that represents the plat plans. He noted that a final PUD will be expected to be presented as the project moves forward. Administrator Fuerst discussed the bituminous and concrete sidewalks, a 2.78 acre parkland area plus a cash in lieu fee.

Interim Zoning Administrator Fuerst noted that woodland preservation plan was not required as there are no woodland or tree areas and a landscape plan was not required at this time. He commented that the first phase of construction will begin in Summer 2022. He also commented that a neighborhood meeting was held with questions regarding wetlands, parkland, and stormwater drainage. He noted that the next steps will be to submit a final plat.

Interim Zoning Administrator Fuerst commented that the City Engineer has reviewed the preliminary plat and noted that it is compatible with city standards.

John Dobbs, Bruggeman representative, commented on the drainage and stormwater pond area, trail connections, the neighborhood meeting, grading, and the phases of development for 2022 and 2023. He discussed the questions posed at the neighborhood meeting and concerns about traffic and the stormwater pond.

Commissioner Kubal asked about the seasonal maintenance of trails versus sidewalks. Commissioner Young commented that shoveling sidewalks are the responsibility of the resident and trails are the responsibility of the City.

- a. **Motion To:** Recommend to Council to Approve Hidden Creek Phase I Preliminary Plat for PID 30.03.221.21.0005 with the Four Conditions Stated

**COMMENTS - Current Meeting:**

Public Hearing opened at 7:32 p.m.

Resident, Julie Severson, asked where the development is in relation to LILA and the Library. She expressed concern about the bussing and vehicle traffic and its impacts on the school.

Resident, Tom Campbell, expressed concerns about grading and additional water flow heading to the North of the parcel. Commissioner Young noted that water drainage is required to drain to a regional pond.

Public Hearing closed at 7:37 p.m.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Kevin Miller, Planning Commissioner
<b>SECONDER:</b>	Geneva Kubal, Planning Commissioner
<b>AYES:</b>	Susan Young, Kevin Miller, Justin Brink, Geneva Kubal
<b>ABSENT:</b>	Paul Girard, Dennis Batty, Michael Kuehn

## 9. Concept Plan Review – Tietz Farm

Interim Zoning Administrator Fuerst presented information on a Concept Plan for a 140 acre parcel with substantial wetlands. He noted the applicants are seeking to subdivide the parcel into four individual parcels. He commented that the proposed land use is cohesive with the Comprehensive Plan. Zoning Administrator Fuerst provided specific information on each parcel including acreage, and lot widths. He noted that two of the lots do not have public access for emergency services which requires a variance. He also noted that City Staff has expressed a desire to not provide public access.

Commissioner Young expressed concern over private roads and easements. Commissioner Kubal asked about the configuration of the parcels and road access. Administrator Fuerst noted the reason of the divisions for the parcel.

Kathy Tidball, owner of the property, noted that this is a private development and seeks to build four family homes for their personal family. Conner Tanner, noted she is one of the family members and seeks to live next to her family members.

Kevin Gardner, applicant engineer, asked for information from the Planning Commission regarding the variance that would be required. He noted the expense of improvements to Imperial Avenue that Staff is requiring of the developer. Commissioner Young commented that Washington County has made some requirements for this development. City Administrator Casey noted the requirement would be a chip seal which is the least expensive improvement that can be made. Commissioner Young noted that the same requirements are being asked this development that would be asked of other developers for emergency services access.

Commissioner Kubal commented that she appreciates the idea of having family together in these parcels, but expressed concerns over the easements that would be required.

Commissioner Miller commented on the graphics on the aerial map and shared driveway locations.

Interim Zoning Administrator Fuerst noted that he had discussions with Emergency Services regarding surface for the driveways. Emergency Services commented that gravel would be acceptable for emergency access.

Commissioner Kubal asked about refuse services. Commissioner Young commented that Republic Services would not service a private road so the family would be required to bring their refuse to Imperial Avenue.

## 10. Concept Plan Review – Goodview Preserve

Interim Zoning Administrator Fuerst presented information on a Concept Plan Review for Goodview Preserve which is a 38.4 acre proposed development with approximately seven (7) acres of wetland on the parcel. He noted that the plan is cohesive with the Comprehensive Plan. He noted this will be associated with a PUD request for specific deviations including lot area and width, setbacks, and unit mix with single family homes and townhome deviations. He commented on the trail connections which will like the developments as well as providing links to surrounding trails and access to a proposed 3.5 acre park on the parcel. Interim Zoning Administrator Fuerst commented that the next steps will be a preliminary plat.

Commissioner Young commented on the discussion about development standards for the MXR-1 zoning district and noted that they were firm on not reducing the size of lots. She also commented that this concept plan and potential PUD will propose to bring reduced size lots. Interim Zoning Administrator Fuerst confirmed that is the case. Commissioner Miller also commented on the smaller lot sizes in relation to the surrounding developments. Commissioner Young commented that size of the lots is not desirable for the standards that have been discussed in previous meetings regarding new developments.

Ashley Delasandro, representative for Goodview Preserve, commented the trail connection to Goodview Avenue and the safety considerations. She also commented about the stormwater ponds, unit mix differentials and the viability of an HOA. David Patburg also commented about the density of the parcel, and the wetlands.

Commissioner Young commented on the density of the western portion of the parcel noting that if the lots were larger for the twin homes the plan would be more desirable. She also asked about the HOA. David Patburg commented that the HOA would only be for the twin homes.

Commissioner Miller expressed that the City is open to PUD applications and asked about the price points on the twin homes. The David noted the price point of starting at approximately \$339,000 for twin homes with upper \$300,000 to \$400K's for the single family homes. Commissioner Miller also asked about the park. David commented that there would be parkland dedication to the City with responsibility of the trails to the City.

Commissioner Brink expressed agreement with Commissioner Young and Commissioner Miller. Commissioner Kubal commented on parking on the streets. David commented that the twin homes would have two car garages and the single family homes would have two or three car garage options. He noted that the majority of buyers select the three car option.

Commissioner Young asked City Administrator Casey about the capacity for Public Works to maintain the area. City Administrator Casey noted that the area will contain nine ponds and that is a significant amount of work for the department. Commissioner Young noted that the City will be facing a great deal of future costs to care for the pond areas.

Commissioner Young asked Interim Zoning Administrator Fuerst and City Administrator Casey for comments from Parks, Trails, and Lakes Commission regarding the Plan.

Julie Severson, Resident, commented that her property backs up to this parcel being discussed. She expressed concerns about the size of the lots and the density. She also noted that she has spoken with Staff regarding the migratory birds that use the area and has concerns about the wildlife being displaced.

## 11. Other

Councilmember Monson noted that Commissioner Young and Commissioner Miller were appointed to the Planning Commission for another three years. She also commented on the open seat for the Planning Commission. Councilmember Monson commented on the Downtown Plan and the Beltz Park Master Plan. Commissioner Young asked where she can access a copy of the plan. City Administrator Casey noted that the plan was just updated and will be online soon. Commissioner Young commented on accessibility of the park.

City Administrator Casey noted that the Engagement Session for the Downtown Plan was successful.

Interim Zoning Administrator Fuerst commented on Birchwood Estates and additional developments.

## 12. Adjourn

### 1. Motion To: Adjourn

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Geneva Kubal, Planning Commissioner
<b>SECONDER:</b>	Justin Brink, Planning Commissioner
<b>AYES:</b>	Susan Young, Kevin Miller, Justin Brink, Geneva Kubal
<b>ABSENT:</b>	Paul Girard, Dennis Batty, Michael Kuehn