



Planning Commission

Regular Meeting

~ Minutes ~

1408 Lake Street South
Forest Lake, MN 55025
www.ci.forest-lake.mn.us

Karin Derauf, Deputy City Clerk

Wednesday, May 11, 2022

7:00 PM

City Center - Council Chamber

1. Call to Order

2. Roll Call

Attendee Name	Title	Status	Arrived
Paul Girard	Commission Chair	Present	
Susan Young	Commission Vice-Chair	Present	
Kevin Miller	Planning Commissioner	Present	
Michael Kuehn	Planning Commissioner	Present	
Justin Brink	Planning Commissioner	Present	Left at 8:20 p.m.
Geneva Kubal	Planning Commissioner	Absent	

3. Pledge of Allegiance

4. Approve the Agenda

Motion to: Approve the Agenda

Comments:

RESULT: ADOPTED [UNANIMOUS]
MOVER: Mike Kuehn, Commissioner
SECONDER: Susan Young, Commissioner
AYES: Girard, Young, Kuehn, Miller, Brink
NAYS:
ABSTAIN:
ABSENT: Kubal

5. Approve Planning Commission Meeting Minutes from April 27, 2022

Motion to: Approve Planning Commission Meeting Minutes from April 27, 2022

Comments:

RESULT: ADOPTED [3 to 1]
MOVER: Mike Kuehn, Commissioner
SECONDER: Susan Young, Commissioner
AYES: Girard, Young, Kuehn
NAYS:
ABSTAIN: Miller, Brink
ABSENT: Kubal



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6. Gateway Green PUD Amendment

Motion to: Table the Gateway Green PUD Amendment

Comments: Interim Zoning Administrator Fuerst provided information for the Gateway Green PUD Amendment. He commented on sidewalks for the development and that the requirement for the city is that these sidewalks are installed. He noted that the applicant is requesting to remove a portion of the sidewalks as well as to reconfigure the lots. Commissioner Kuehn asked why the sidewalks are proposed to be removed. Interim Zoning Administrator Fuerst explained that the units being built will not have walk-ups and therefore a sidewalk is not needed. Commissioner Kuehn asked where the sidewalk will end. Interim Zoning Administrator Fuerst deferred to the applicant. Chair Girard asked about the parking spaces being reduced. Commissioner Miller commented that the original building was proposed as an 8-plex not a 4-plex and thus no need for additional parking. Commissioner Young commented that there was extra parking included so there was no parking on the road.

The applicant, Dileep Cherylopalle, commented on the sidewalk removal not being needed because the style of the building is different. He noted that the sidewalk will still be kept on the east side of the building so there will be a connection point for other buildings built in the future. Commissioner Young commented on the walkability. The applicant commented on the parking spaces allowed for each unit plus three additional stalls. There was further discussion regarding the sidewalks.

Public Hearing opened at 7:33 p.m.

Public Hearing closed at 7:34 p.m.

Commissioner Miller asked for a larger view of the neighborhood and asked about additional trails in the area. Chair Girard asked about the sidewalk plan for the rest of the units. Commissioner Young noted that she is okay with the sidewalk proposal and the reconfiguration of the units, but she is not okay with the removal of parking stalls. Commissioner Kuehn commented that the proposal is to go from 16 to 9 parking spaces. Commissioner Young commented on the parking challenges that already occur in this area. Chair Girard asked the applicant to speak about the future of the undeveloped area and the loss of parking. The applicant commented that he only owns the lots in question and not the others. There was further discussion about parking spaces. Chair Girard commented



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that the request is for a reduction in units and the removal of sidewalks. Commissioner Young pointed out that this is an amendment to the PUD and that the PUD includes parking.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Paul Girard, Commission Chair
SECONDER:	Mike Kuehn, Commissioner
AYES:	Girard, Young, Kuehn, Miller, Brink
NAYS:	
ABSTAIN:	
ABSENT:	Kubal

7. 794 15th St SW – Wilcox Property – Site Plan Amendment

Motion to: Recommend to Council the Approval of the Site Plan Amendment for the Property Located at 794 15th St SW with the Conditions Noted by Staff

Comments: Interim Zoning Administrator Fuerst commented on the site plan amendment for 794 15th St SW to revise the site to bring it into a conformance of City standards. He noted there were several improvements made to the property without city approval including the installation of a fence and a parking lot. He noted the proposed conditions to bring the site within city standards which include the marking of parking stalls, the provision of curbing on the southern portion of the site to direct storm water to a future storm water infiltration basin required by the Watershed District. There were questions about the thickness and sloping of the already existing blacktop that was installed without a permit. Commissioner Kuehn asked how a CUP is approved after the fact. Interim Zoning Administrator Fuerst noted the CUP is for the fence that was installed.

Applicant, Bob Wiger, provided some background on the car detailing business. He noted that the owner has relied on his contractor to obtain the correct permits, which didn't happen in this case. He noted that the conditions prior to blacktop was gravel. He indicated that the gravel was covered with 2 to 3 inches of blacktop. He indicated the water drains north to south into a wetland area and a storm water basin has been proposed for the water to run in to.



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RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Susan Young, Commissioner
SECONDER:	Justin Brink, Commissioner
AYES:	Girard, Young, Kuehn, Miller, Brink
NAYS:	
ABSTAIN:	
ABSENT:	Kubal

8. Wetland Bank Moratorium Discussion

Comments: Interim Zoning Administrator Fuerst commented that there has been interest in creating wetland banks in the City. He noted that wetland banks are not listed as a permitted or conditional use within any district within the City and is suggesting that additional review through a study. He commented that wetland banks are created areas to mitigate wetlands offsite of a development. He noted the study would be pertaining to if and where the City would permit wetland banks. Commissioner Young asked if an economic analysis will be conducted along with this study. She also asked about the location of such wetland banks and if they would be located in areas that there would be no future development. Community Development Director Wittman pointed out that a designated location would be designated for eternity and cannot be reversed. Chair Girard asked if there would be updates throughout the process. Commissioner Miller asked if the DNR has input into the discussion. Interim Zoning Administrator Fuerst noted that it is the Watershed that speaks to the wetlands and functions of them.

Chair Girard called for a meeting recess due to inclement weather.

Meeting resumed at 9:13 p.m. with a motion to amend the agenda.

Motion to: Amend Agenda to Remove Item 9 to Discuss at a Future Meeting

Comments:



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MOVER:	Paul Girard, Commission Chair
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AYES:	Girard, Young, Kuehn, Miller
NAYS:	
ABSTAIN:	
ABSENT:	Kubal, Brink

9. Residential Lot Standards Review Discussion

Comments: Item removed from the agenda to discuss at a future meeting.

10. Other

Comments: Councilmember Monson commented that there is a Downtown Plan Meeting on Monday, May 16, 2022.

11. Adjourn

Motion to: Adjourn

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mike Kuehn, Commissioner
SECONDER:	Susan Young, Commissioner
AYES:	Girard, Young, Kuehn, Miller