



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 25, 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	Absent	
Michael Kuehn	Planning Commissioner	Present	
Justin Brink	Planning Commissioner	Present	
Geneva Kubal	Planning Commissioner	Absent	
Don Stehler	Planning Commissioner	Present	

3. Pledge of Allegiance

4. Approve the Agenda

Motion to: Approve the Agenda

Comments:

RESULT: ADOPTED [4 to 1]
MOVER: Justin Brink, Commissioner
SECONDER: Mike Kuehn, Commissioner
AYES: Girard, Young, Kuehn, Brink
NAYS:
ABSTAIN: Stehler
ABSENT: Miller, Kubal

5. Approve Planning Commission Meeting Minutes from May 11, 2022

Motion to: Approve Planning Commission Meeting Minutes from May 11, 2022

Comments:



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RESULT:	ADOPTED [4 to 1]
MOVER:	Susan Young, Commissioner
SECONDER:	Mike Kuehn, Commissioner
AYES:	Girard, Young, Kuehn, Brink
NAYS:	
ABSTAIN:	Stehler
ABSENT:	Miller, Kubal

6. Gateway Green PUD Amendment

Comments: Interim Zoning Administrator Fuerst presented brief information on the Gateway Green PUD Amendment that was heard at the last Planning Commission Meeting and was tabled due to further changes for parking stalls. He noted that specific parking requirements were based on the type of home that was to be originally built.

Commissioner Young commented on the sidewalk being removed and noted that removing the sidewalk would be removing the “interconnection” of sidewalks from the original plat. Commissioner Kuehn asked about the east side of the building and if the trail connections are currently there. Interim Zoning Administrator Fuerst provided a map showing the trail connections. Commissioner Kuehn asked about an existing park located across the street and if there are any trail connections from the development. Interim Zoning Administrator Fuerst noted that there are no connections to the park from the development.

The applicant commented on the sidewalk being placed across the back of the units because the original units were designed to be accessed from the sidewalk along patios. He noted that the sidewalk is proposed to be removed because it will be difficult to build sidewalks for the new proposed units due to the grade of land.

Commissioner Young expressed concern over not building a sidewalk and that residents would use the space behind their patio on the grass causing erosion. Chair Girard asked

Motion to: Recommend to City Council to Approve the PUD Amendment Request to Reconfigure the Lots from 4 To 3, and Remove a Segment of Walkway, with Conditions 1-6 Identified by Staff.



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

Motion to: Recommend to City Council to Approve Elimination of the Sidewalk Located Behind the Proposed Tri-Plex with the 6 Conditions as Outlined by Staff

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

7. 1840 Forest Road N – Rezoning Request

Motion to: Approve Zoning Amendment for 18440 Forest Rd N from Agricultural to Limited Industrial Business Zone B-3

Comments: Abbi Wittman, Community Development Director, provided information for a rezoning request for the property located at 1840 Forest Road N. She commented that the property is a single family residence with a large pole barn and additional accessory structures. She indicated the residence would be used for office space and the accessory structures would be used to house equipment.

She commented on the future land use map for the Comprehensive Plan and noted that the property is a split-use parcel. She cited several challenges to the property and consistency with the Comprehensive Plan. She also noted that urban services are not scheduled to be available to the property until 2030 to 2040. She indicated that a rezoning now is ideal to provide for interim use of the site until it is ready for redevelopment for urban services.

Commissioner Kuehn asked the applicant, John Koch, what his business is. John noted that his business is the assembly and transport of modular homes and he is seeking a location to



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house his equipment on the weekends. He noted he will not be building modular homes at the parcel.

Public Hearing opened at 7:41 p.m.

Myron Plautz, Resident, asked about his future business with outdoor sales? He noted that all residents are on private well and septic and expressed concerns over his varying business he is proposing in the future.

Ellen McCarty, Resident, requested that more than just the adjacent neighbors receive information. She commented on the quality of the road, quality of water, and noise. She indicated that there is an already existing asphalt business that has created disruptions and expressed concern about another business there.

Public Hearing closed at 7:49 p.m.

Commissioner Young asked the applicant if he was to purchase the property would the asphalt business stay there. John noted that he has not made any decisions on whether or not the asphalt business would remain but would not make him move out this year during the height of his business season. He also noted that he would not allow the snow removal business.

Chair Girard asked about rezoning and if the asphalt plant would be allowed. Community Development Director Wittman indicated that the asphalt business would not be allowed as a specific use. She also indicated that it is not a currently conforming business. She cited the B3 district land uses.

Commissioner Stehler commented on the ground water and fuel tanks. Community Development Director Wittman noted that she would reach out to additional agencies regarding ground water issues. Commissioner Kuehn clarified that the fuel tank is a holding tank for diesel fuel for vehicles. Commissioner Stehler asked about road maintenance and what other type of business could be brought on to the property that may create heavier road use. Community Development Director Wittman indicated that the urban services are not going to be extended to this area.



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Jason Dunlap, Resident, expressed concerns about traffic, water, and future use with the types of businesses that could potentially develop the area. There was a discussion about the Comprehensive Plan and how the zoning districts were considered. Commissioner Young commented on the notification process for public hearings.

Applicant, John Koch, indicated that he would be a good neighbor and stated that he would bring in class 5 to ensure the road is taken care of. Ellen McCarty asked for clarification on the process for future businesses coming in to the area. Community Development Director Wittman commented that there would be a formal process that any future developers would have to be involved in.

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

8. Residential Lot Standards Review Discussion

Comments: Interim Zoning Administrator Fuerst commented about the residential lot standard sizes and the MXR-1 discussion at previous meetings. He noted that the MXR-1 is mixed residential zoning for single-family and townhome type residential units. He cited the various lot widths and square footage of lots. He provided a map showing the MXR-1, MXR-2, and MXR-3 zoned districts with the types of uses and densities. He noted that the standards are being reviewed to help establish the goals in the Comprehensive Plan and developers' requests. He noted that a 10-foot side setback is preferred by the City's Emergency Services Staff with a 20-foot width between residential units.

Commissioner Young commented that she was at a local event in an adjacent community and heard comments on development in Forest Lake and the smaller lots. She asked about the technical engineering reasons for having smaller lots and narrower setbacks outside of what developers want. Community Development Director commented that the greater number of lots could make the housing more affordable. Commissioner Young commented on affordability of a home as the purchase price of the home, but rarely the actual cost of services to the city and the property taxes required in relation to affordability for that individual home. Commissioner Stehler commented on the 15,000 versus 8,000 square



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footage of lots and the big differences. He asked about neighboring communities and what their limits are. Chair Girard commented on the peer community list. There was further discussion regarding the peer communities as well as the locations in the City of Forest Lake that are single family residential. There was also discussion regarding the Comprehensive Plan and the Metropolitan Council requirements for densities. Commissioners gave their comments on setbacks and design considerations for developments.

9. Other

Comments: Community Development Director Wittman commented on her work on City Code, City processes, amendments, and her thoughts on the City Codes. Commissioner Stehler provided information about his personal accomplishments and that he is semi-retired. He commented that he moved to Forest Lake in 2016 and prior to that he was a resident of North Oaks, Roseville, and Hawaii.

10. Adjourn

Motion to: Adjourn

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mike
SECONDER:	Justin
AYES:	Girard, Young, Kuehn, Brink, Stehler
ABSENT:	Miller, Kubal