



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, June 8, 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	Absent	
Justin Brink	Planning Commissioner	Present	
Geneva Kubal	Planning Commissioner	Present	
Don Stehler	Planning Commissioner	Present	

3. Pledge of Allegiance

4. Approve the Agenda

Motion to: Amend the Agenda and add new item 6. Other and approve the Agenda

Comments:

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

5. Hidden Creek Planned Unit Development

Motion to: Recommend the Approval of Hidden Creek Final PUD to the City Council with the Conditions 1-5 Identified by Staff

Comments: Interim Zoning Administrator Fuerst presented information on the Hidden Creek Final PUD noting that the concept plan was reviewed several times during 2021 with the preliminary plat being approved in February 2022. He indicated that phase I will be about 43 acres with 65 lots. He noted that the development has 125 homes total. He noted the land use is consistent with the Comprehensive Plan, Zoning Codes, and Headwaters Master PUD. He provided comments on the deviations noting the chart in the Staff report. He highlighted the side yard setbacks being 7.5 feet. He noted several items including the trail, park areas, and wetland areas. He also commented that the park space has been increased however it still under the city acreage requirements. He noted



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that the next steps are a Final PUD and Plat presentation. He indicated that Staff recommendation is to recommend approval to City Council.

Commissioner Young asked about Outlot E and Interim Zoning Administrator Fuerst indicated that it would be retained by the developer as a regional style pond. Chair Girard asked about landscape requirements. Interim Zoning Administrator Fuerst commented that the requirements will be a minimum of four trees per lot. Chair Girard also asked about trail connections and Interim Zoning Administrator Fuerst noted that there will be a trail through Outlot C to connect to the park and there will also be access from other points. Chair Girard asked about lot number 12 regarding the lot width and Interim Zoning Administrator Fuerst indicated he would verify the width.

John Dobbs, applicant, was available for comments.

Public Hearing opened at 7:17 p.m.

Erica Burns, Resident, asked about the plan to extend Headwaters Parkway. Interim Zoning Administrator Fuerst commented that the parkway would be extended along the south portion of the development.

Public Hearing closed at 7:19 p.m.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kevin Miller, Commissioner
SECONDER:	Geneva Kubal, Commissioner
AYES:	Girard, Young, Miller, Brink, Kubal, Stehler
NAYS:	
ABSTAIN:	
ABSENT:	

6. Other

Comments: Community Development Director Wittman commented on her efforts in the past month since she started with Forest Lake. She also noted that she is working to have a full-time planner back in the office by the end of the year after the previous City Planner's departure. She also commented on the need for additional staffing in the Community Development Department. She also commented on the Open House on the final draft of the Downtown Plan. She noted there was about 60 people that attended and that the plan will be presented to the Planning Commission at the beginning of July. She also provided an update on the status of MXR-1 discussions. Chair Girard commented on code enforcement for electronic signs and noted there is a 20 second rule



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before the sign has to change and noted that he would like a reminder to those sign owners that the sign must hold the message for 20 seconds before it must change for safety reasons.

7. Adjourn

Motion to: Adjourn

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Justin Brink, Commissioner
SECONDER:	Don Stehler, Commissioner
AYES:	Girard, Young, Miller, Brink, Kubal, Stehler