



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 22, 2022

7:00 PM

City Center - Council Chamber

1. Call to Order

2. Roll Call

Attendee Name	Title	Status	Arrived
Paul Girard	Commission Chair	Absent	
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

Comments:

Motion to: Approve the Agenda

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

5. Approve Planning Commission Meeting Minutes from May 25, 2022

Comments:

Motion to: Approve Planning Commission Meeting Minutes from May 25, 2022



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RESULT: ADOPTED [3 to 2]
MOVER: Don Stehler, Commissioner
SECONDER: Geneva Kubal, Commissioner
AYES: Young, Brink, Stehler
NAYS:
ABSTAIN: Kubal, Miller
ABSENT: Girard, Kuehn

6. Approve Planning Commission Meeting Minutes from June 8, 2022

Comments:

Motion to: Approve Planning Commission Meeting Minutes from June 8, 2022

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

7. 21210 Fondant Ave N – Variance for Reduced Setbacks and Increased Lot Coverage

Comments: Interim Zoning Administrator Frannie Nielsen provided information regarding two variance requests for setbacks and increased lot size for the property located at 21210 Fondant Ave. N. She cited the reasons for the request and also noted the existing lot size and impervious surface coverage of the property. She included comments from the City Engineer as well as comments from Xcel and the Rice Creek Watershed District. She also commented on the three Staff conditions as part of the approval process.

Commissioner Young commented that the Planning Commission is not likely to approve a lot that would become more non-conforming than the current city code. Commissioner Kubal asked about the length of the driveway. She also asked about the traffic on the street and safety issues in backing out of a shortened driveway. Commissioner Miller asked about elevations. Interim Zoning Administrator Nielsen commented that the elevations have not been submitted to date. Commissioner Stehler asked about pavers and impervious surface. Interim Zoning Administrator Fuerst noted that over time pavers become impervious.



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Commissioner Stehler also asked about parking requirement minimums. Interim Zoning Administrator Fuerst commented that there is a requirement of one covered stall and one uncovered stall for residential properties.

The applicant thanked the Planning Commission for their time. Commissioner Miller asked the applicant about the elevation and the applicant noted that the roofline will stay as it is. Commissioner Young asked about the patio next to the lake as part of the impervious total

Public Hearing open at 7:20 p.m.

Doug Ramseth, Resident, provided favorable comments for the approval of the variances. Milan Verant, Resident, provided favorable comments for the approval of the variances. Jerry Peterson, Resident, provided favorable comments for the approval of the variances. Mike Conway, Resident, provided favorable comments for the approval of the variances.

Public Hearing closed at 7:26 p.m.

The Planning Commission reviewed photos of the property and interior. The applicant commented on the stairway that causes a hazard thus the need for additional space. Commissioner Young asked about the pavers on the lakeside and removing some impervious surface. Interim Zoning Administrator Nielson commented that there was consideration of removing some of the driveway and Interim Zoning Administrator Fuerst indicated that the code requires a hard surface. He also explained the requirements of shoreland overlay and impervious surface limitations.

Commissioner Brink expressed concern over practical difficulty versus inconvenience and noted that the entry way appears to code. Commissioner Kubal commented on the support from the neighbors. Commissioner Stehler commented he is in favor of the variance request. Commissioner Miller commented on safety vehicles, snow plows, and delivery trucks.

Motion to: Approve Request for a Variance of 18.2 Feet to the Front Yard Setback, for a Total Front Yard Setback of 11.8 Feet, With Conditions 1-3 Identified by Staff



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RESULT: **ADOPTED [3 to 2]**
MOVER: Don Stehler, Commissioner
SECONDER: Geneva Kubal, Commissioner
AYES: Miller, Kubal, Stehler
NAYS: Brink
ABSTAIN: Young
ABSENT: Girard, Kuehn

Comments:

Motion to: Approve Request for a Variance of 12.1% above the Impervious Surface Maximum, for a Total Impervious Surface Area of 37.1% with Conditions 1-3 Identified by Staff

RESULT: **ADOPTED [3 to 2]**
MOVER: Don Stehler, Commissioner
SECONDER: Geneva Kubal, Commissioner
AYES: Miller, Kubal, Stehler
NAYS: Young, Brink
ABSTAIN:
ABSENT: Girard, Kuehn

8. 6195 210th St N – Water Treatment Plant No. 4 – Conditional Use Permit

Comments: Interim Zoning Administrator Nielson commented on the Conditional Use Permit application for Water Treatment Plant No. 4 located at 6195 210th St N and noted that the new plant is being constructed to help meet Forest Lake’s growing water demand. She commented that the project is seeking a retroactive CUP as the project is already underway. She indicated that the requirements have been met for façade materials, setbacks, signage, and other items. She commented on the proposed lighting on the property as well as a chain link fence around the property. She also noted there was a neighborhood meeting held on June 7, 2022, and that residents expressed concern over noise, screening, and construction impacts. She commented that there is a permit in place issued by Rice Creek Watershed District.

Commissioner Young asked when construction started. Interim Zoning Administrator Fuerst commented that the Industrial Zoning District requires a CUP even though there are other areas of the city with water treatment plants that don’t require CUP’s.



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Public Hearing opened at 7:51 p.m.

Public Hearing closed at 7:52 p.m.

Commissioner Stehler asked if there other options outside of a CUP.

Motion to: Approve Conditional Use Permit Request to Allow Water Treatment Plant No. 4 at 6195 210th St N (PID: 2003221110007), Subject to Conditions 1 and 2 as Outlined by Staff

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

9. Spikes & Houles Feed Mill – Site Plan Review

Comments: Interim Zoning Administrator Fuerst provided information on a Site Plan Review that consists of 9 commonly owned unaddressed parcels. He indicated that the feed mill structure was built in 1916 by E.J. Houle. He noted that the structure was acquired by Gertens in 2020. He also noted that the Site Plan Review only includes restoration of the mill structure as Phase I. Interim Zoning Administrator Fuerst commented that the property resides in the MU-1 District. He indicated the design review is unique due to the historic nature of the structure. He noted there will be no change to the frontage of the structure or height, however, there will be changes to the roof line. He noted that 30 parking stalls are required and the property space will be able to accommodate the requirements. He discussed other requirements and approval from Washington County and the Watershed.

Commissioner Kubal asked about the food truck that is currently on site. Interim Zoning Administrator Fuerst indicated that has not been addressed at this time. Commissioner Miller asked about parking demand and requirements. Interim Zoning Administrator Fuerst indicated that the total parking was determined by the use of the building including retail and cold storage space including during times of temporary seasonal sales use. Commissioner Kubal asked who owns the adjacent lot. City Administrator Casey commented that the adjacent property is owned by the City and that sale of the property is



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under discussion. Commissioner Stehler asked about architectural details and if the Planning Commissioner approves those as well. Interim Zoning Administrator Fuerst discussed the process of design and site plan approval. There was further discussion by the Commission on the design and façade of the building.

Motion to: Approve Site Plan Review Request for Phase 1 of the Spikes and Houles Feed Mill Improvements Project with Conditions 1-7 Suggested by Staff

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

10. Other

Comments: Commissioner Young commented on the materials included in the packet. She also commented on the requirements of conditional use permits in the City of Forest Lake.

11. Adjourn

Motion to: Adjourn

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