



**CITY OF LONG LAKE
PLANNING COMMISSION MEETING MINUTES
FEBRUARY 14, 2012**

CALL TO ORDER

The meeting was called to order at 6:38 p.m. by Chair Crump.

Present: Commissioners Crump, Hughes, and Erickson; City Administrator, Terry Post; and City Councilmember Skjaret.

Absent: Commissioners Kelley and Stephenson.

APPROVE AGENDA

Commissioner Hughes moved to approve the agenda as presented. Commissioner Erickson seconded. Ayes: all.

CONSENT AGENDA

A. Minutes of the January 10, 2012 Planning Commission Meeting

Commissioner Erickson moved to approve the Consent Agenda as presented. Commissioner Hughes seconded. Ayes: all.

OPEN CORRESPONDENCE

None.

NEW BUSINESS

A. Continued Discussion of 2012 Work Plan Priorities

City Administrator Post reported that a Council and staff retreat took place on January 21st where discussion centered on priorities and goals for 2012. He stated that suggestions had been made for the Commission to review the Noise Ordinance on Long Lake, review of the downtown parking situation, and to review a proposed Point of Sale Ordinance in regard to the condition of private lateral sanitary sewer lines. He also stated that a summer follow-up will be conducted in regard to an assessment of the rental housing registration approach that was developed by the Commission in 2011.

Chair Crump believed that another item had been discussed was in regard to practical difficulties such as setback requirements. City Administrator Post provided additional information and discussed an example of such a practical difficulty.

Councilmember Skjaret confirmed that the discussion on practical difficulties also involved items such as setbacks.

City Administrator confirmed that the Commission would review those four items during the 2012 year and noted that the 2012 Work Plan would be confirmed by the Council at a later meeting for prioritization and communicated to the Commission at the next meeting.

B. Review of Proposed Sanitary Sewer Inspection Ordinances

City Administrator Post advised that staff began work on this issue approximately two years ago and stated that at this time staff wished to obtain feedback from the Commission. He stated that for purposes of discussion staff is suggesting that, prior to sale of a property, the seller would need to have the private lateral sanitary sewer line inspected to ensure that there were no problems in that line. He stated that any problems identified would need to be fixed prior to a City compliance certificate being issued, which would allow sale to continue.

Julia Parenteau, Public Affairs Director for the Minneapolis Area Association of REALTORS, addressed the Commission in regard to the proposed Ordinance. She stated that currently only one other Metro community has an Ordinance of this nature, which is Golden Valley. She advised that her organization is generally against this type of regulation because of the additional time this would add to the sale process. She provided information on homes sales in Long Lake from the period of 2005 through January of 2012. She believed that a point of sale action, such as is proposed, would take decades to have a full impact on all homes. She stated that her organization would suggest, instead, that this issue be handled through code enforcement. She advised that there are distressed sellers all over the State and noted that a point of sale program can cause a delay in the sale of the home, as distressed sellers are often unable to fix or afford the problems themselves, and buyers are often not interested in solving the issue themselves. She stated that she would be more than happy to work with staff in an attempt to find another solution, rather than a point of sale program.

City Administrator Post confirmed that the Metropolitan Council Environmental Services Division would be hosting a discussion Thursday morning on the inflow and infiltration subject and advised that he and Public Works Director Marv would be attending.

Chair Crump stated that he agreed that this inspection approach would only cover a small portion of items and should possibly be more comprehensive. He stated that when he sold his home in St. Louis Park there was a long list of inspection items that had to be addressed prior to the sale of a home, which he believed should be completed to ensure that the home is in the proper condition.

Mrs. Parenteau advised that there are funds available through Hennepin County, and possibly the Metropolitan Council, for the rehabilitation of property.

Commissioner Erickson questioned if Mrs. Parenteau had the information regarding the number of foreclosures and short sales in the area.

Mrs. Parenteau stated that she did not have the information with her but would send the information to the Commission the following day.

City Administrator Post stated that the Metropolitan Council has stated for many years that a majority percent of the sewer inflow and infiltration problem is created by private lines, rather than public lines. He stated that many buyers may have a thorough inspection completed prior to purchasing a home but noted that the sanitary sewer line condition is often not inspected. He stated that currently the entire community is picking up additional wastewater treatment costs and surcharges because of the problem caused by improperly maintained lateral lines. He stated that under current City Ordinances, the City does not have the authority to inspect and require repairs to private lateral sanitary sewer lines.

Mrs. Parenteau stated that the Metropolitan Council does suggest public education campaigns which alert residents to the problem and provide solutions.

Councilmember Skjaret advised that even if the problems were solved and the flow for the City was reduced, the Metropolitan Council may still raise the treatment rates.

Chair Crump questioned if there was a way to identify major violators in order to plan a staged attack.

City Administrator Post advised that two districts of the sanitary sewer system had already been televised and the sump pumps were inspected in all districts. He stated that staff has also discussed the possibility of conducting a voluntary program in which participation would be incentivized. He stated that this program would not contain only homes but all properties. He advised that tonight was simply an introduction to this topic and noted that discussion would likely continue throughout the year.

Councilmember Skjaret believed that the Council should further discuss this item in order to provide clarity and direction to the Commission.

C. Submission of Land Use Application for Discussion at March 13, 2012 Meeting

City Administrator Post stated that there may be a planning case for review at the March meeting for the Tonka Auto and Marine in regards to a maximum 25 percent outside storage requirement. He noted that the application fee had not been paid at this time.

Chair Crump stated that he would not be willing to approve anything prior to the current limits for outdoor storage being met. He stated that there has been precedent in the City that a property must be compliant prior to a request of this nature being reviewed. He advised that the business was well aware of the City regulations prior to moving to Long Lake.

Commissioner Hughes stated that he would like to hear what the business would have to say.

City Administrator Post noted that the application fee would need to be paid prior to the case moving forward.

OTHER BUSINESS

Council Liaison Report

Councilmember Skjaret reported that Art Loosen was recognized by the Council for his ten years of service to the Planning Commission. He summarized the items that the Council has discussed in the past month including a road reconstruction project that will be delayed into 2013. He stated that Marv and Bob Hardin are currently gathering information to submit a request for a DNR grant application to diversify the tree stock. He reported that the Wayzata Police Department presented their 2011 Annual Report to the Council in January and briefly summarized that information, noting that 35 traffic accidents took place in Long Lake during 2011. He advised of additional measures which will occur in an attempt to prevent additional fatal accidents from taking place on the Bypass Hwy 12. He stated that the Wayzata Police Department has been a good community partner and had issued warnings for some issues, rather than issuing citations for every stop.

Commissioner Hughes confirmed that the City has initially funded the improvements to the emergency access gate. He believes that costs should be split by all the area communities and agencies using it, rather than the City solely funding that item. He commented that there are probably not many Long Lake residents taking the bypass and did not believe that additional City funds should be spent on that roadway.

Commission Member Business

None.

Staff Business

City Administrator Post addressed the contract with the Wayzata Police Department and advised that the contract is a rolling three-year period, which he believed was inaccurately portrayed in a local newspaper. He referenced the meeting which he and Marv will be attending on Thursday, with the Metropolitan Council, and advised of the different parties which will be speaking, and providing their points of view, on the matter of sanitary sewer inspections.

ADJOURN

Commissioner Hughes moved to adjourn the meeting at 7:27 p.m. Commissioner Erickson seconded. Ayes: all.

Respectfully submitted,

Terry Post
City Administrator