



**CITY OF LONG LAKE
PLANNING COMMISSION MEETING MINUTES
MAY 14, 2013**

CALL TO ORDER

The meeting was called to order at 6:30 p.m. by Chair Erickson.

Present: Commission Members Adams, Erickson, Hughes, Jerde, and Stephenson; City Administrator, Terry Post; City Planning Consultant Ann Perry; and City Councilmember Skjaret.

Absent: None.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVE AGENDA

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

CONSENT AGENDA

A. Minutes of the April 9, 2013 Planning Commission Meeting

Commissioner Adams moved to approve the Consent Agenda as presented. Commissioner Stephenson seconded. Ayes: all.

OPEN CORRESPONDENCE

None.

NEW BUSINESS

A. Report by Ordinance Amendment Sub-Committee

City Administrator Post commented that an email and paper copy of the packet is available for review. He opened the floor to City Planning Consultant Perry and Sub-Committee members Commissioner Adams and Chair Erickson.

City Planning Consultant Perry provided background information from the discussions that took place the previous month in regard to Religious Institution Land Use Protection Act (RILUPA). She explained that the Statue is very broad and therefore there have been instances where cities have been challenged by religious institutions through lawsuits. She

identified the organizations within Long Lake, which would fall under this category, as well as Conditional Use Permit properties. She reviewed the thoughts of the Sub-Committee to remove religious institutions and similar uses from the other zoning districts in the City and place those uses within the public and institutional uses within that specific zoning district. She explained that those uses would be allowed within the Planned Unit Development as a conditional use. She advised of other inconsistencies in the Ordinance, which were not in compliance with the current State law and noted that she included those updates in the proposed amendments to the Ordinance. She explained that after discussion and if the Commission recommends approval, the next step would be for the City Council to review the proposed changes via a work session meeting, and advised that the item would then come back before the Planning Commission to hold a public hearing.

City Administrator Post questioned if City Planning Consultant Perry believed there were any proposed updates that were not "black and white" and would need further discussion.

City Planning Consultant Perry stated that in her opinion she did not believe there were any significant issues that were not clear.

Commissioner Adams agreed that this was simply an update of the Ordinance to comply with the State Statutes and RILUPA. He questioned if the City would still be in compliance with RILUPA if a new religious institution were to desire to come to Long Lake and the land designated for institutional uses was all taken up.

City Planning Consultant Perry believed that the City would be in compliance and noted that that use would be allowed as a conditional use within the PUD. She believed that the danger aspect comes into play when a city allows similar uses for public gathering in an area but will not allow a religious institution. She provided additional information regarding daycares and group home uses.

Chair Erickson advised of two properties that would need to be rezoned as institutional because the use is no longer allowed within that zoning district, including the post office. He suggested that the Sub-Committee meet once more in the next month to ensure that all aspects are covered and the City is not leaving themselves open to broad interpretation or lawsuits; he confirmed that the Sub-Committee would meet the following Monday, May 20th at 4:30 p.m.

Commissioner Adams commended City Planning Consultant Perry for all of her work and the method in which she highlighted the proposed amendments. He believed that the proposed amendments to the Ordinance were simply housekeeping items that were necessary.

B. Discuss Pending Upcoming Planning Cases

City Administrator Post stated that in June there will be one case for the Commission to review for a corner lot fence variance request. He believed that a second case would be ready for review at the June meeting as well, the Phase II of Gear West, which would include a site plan review and approval, a request for a PUD amendment, and a variance from the PUD. He noted that the Commission will also review a list of existing Conditional Use Permits (CUP).

OTHER BUSINESS

Council Liaison Report

Councilmember Skjaret stated that he did not attend the Tax Board of Review meeting, which took place in April but advised that seven appeals were heard and some of those were forwarded to the County. He reported that the previous City Assessor had resigned at the end of April and a new consultant has been hired to complete the assessing work that will be needed by the City. He advised that the new assessing firm is unique in that they have experience in cities of similar size to Long Lake. He reported that at the last City Council meeting the contract was awarded for the reconstruction of Tamarack Road.

City Administrator Post noted that CenterPoint Energy would be taking advantage of the timing and will be replacing natural gas lines in that area at the same time.

Councilmember Skjaret noted that this road project would complete the reconstruction of the roadways within the industrial zoning district, which he hoped would bring in additional business to the City in that area. He advised that another consultant has been hired to complete water modeling for the City as well as the city of Orono, explaining that there is an overlap in the systems of both cities and therefore this process will make more sense as the entire system will be reviewed. He reported that the Council met earlier today with the Board of Directors for the Long Lake Rowing Club regarding their future plans and their thoughts on meeting the conditions of their Interim Use Permit. He advised that the Club is to come back to the City by June 15th with their future plans.

City Administrator Post stated that there may be a land use application for the Billy's Light House site to become a type of marina business that could incorporate the Rowing Club.

Commission Member Business

Commissioner Stephenson stated that he is excited for the upcoming June cases and noted that the current Gear West sign makes it difficult to see when pulling out from that intersection.

Staff Business

City Administrator Post stated that he has heard a lot about the 18-wheeler currently parked in the Billy's Lighthouse parking lot. He explained that the Long Lake Rowing Club has a lease for that parking lot and was allowing that truck to park there. He advised that the Rowing Club assured the City that truck would be moved. He stated that there is one of the final PAC meetings occurring, and noted that a meeting with the City Council will take place on June 4th with a representative from the County. He stated that this morning he met with Councilmembers Kaminski and Chilstrom as well as the Wayzata City Manager and two appointed Councilmembers from that city to discuss the possibility of shared services.

ADJOURN

Commissioner Stephenson moved to adjourn the meeting at 7:05 p.m. Commissioner Hughes seconded. Ayes: all.

Respectfully submitted,

Terry Post
City Administrator