



**CITY OF LONG LAKE
PLANNING COMMISSION MEETING MINUTES
APRIL 8, 2014**

CALL TO ORDER

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

Present: Commission Members Adams, Erickson, Jerde, and Stephenson; City Administrator, Scott Weske; City Planning Consultant/Interim Zoning Administrator Addison Lewis; and City Councilmember Skjaret.

Absent: Commission Member Hughes.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVE AGENDA

The agenda was approved as presented.

CONSENT AGENDA

A. Minutes of the March 11, 2014 Planning Commission Meeting

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

OPEN CORRESPONDENCE

None.

NEW BUSINESS

A. Case #2014-02 – Long Lake True Value Hardware – Variance to Allow for an Accessory Structure in the Front Yard and Conditional Use Permit to Allow a Seasonal, Outdoor Display Area that Exceeds Six Feet in Height and is Located in Required Parking Spaces

Chair Erickson opened the public hearing at 6:32 p.m.

City Planning Consultant/Interim Zoning Administrator Lewis presented a request from the owner of the Long Lake True Value Hardware store located at 1875 West Wayzata Boulevard for a variance to allow an accessory structure in the front yard and also for a Conditional Use Permit (CUP) to allow a seasonal outdoor display area which exceeds six feet in height and

would be located in required parking spaces. He stated that staff recommends approval of the variance and the CUP subject to the conditions listed in the staff report. He reviewed the zoning ordinance for the B2 Zoning District which allows outdoor storage, should the performance standards be met. He advised that the request meets the performance standards with the exception of the height and the location in the parking stalls. He reviewed the proposed location for the accessory structure which would be adjacent to a retaining wall in five of eight parking stalls. He stated that staff feels that the request meets the criteria necessary for to receive a CUP. He stated that the applicant obviously would not propose this location if they felt that the parking stalls were necessary for their business and advised that this is a unique condition for this property as there is no other location to place this structure.

Commissioner Adams stated that he sees no reason to not approve this request. He questioned if the proposal would interfere with any deliveries.

The applicant noted that they currently do not use the back loading dock and therefore would not be any issues.

Commissioner Stephenson questioned if this request is for a CUP or a land use issue.

City Planning Consultant/Interim Zoning Administrator Lewis confirmed that the request would be for a CUP and variance request.

Commissioner Stephenson noted that the cost of \$600 seemed high and he was just attempting to save the applicant some funds.

City Planning Consultant/Interim Zoning Administrator Lewis explained that the location is a corner lot which is why the front yard issue would come into play. He explained that each request has a cost of \$300 and noted for comparison purposes \$300 is on the low end of the spectrum.

Chair Erickson noted that a variance request would remain with the property and also asked for information regarding precedent that could be set. He suggested adding additional language "retail business" to paragraph three of the Resolution to distinguish this situation from others that may come forward in the future.

Commissioner Adams suggested adding additional language to state, "retail business use".

City Planning Consultant/Interim Zoning Administrator Lewis noted that this approval would require two separate motions.

The public hearing was closed at 6:50 p.m.

Commissioner Adams moved to recommend that the City Council adopt a resolution to approve a conditional use permit to allow for a seasonal, outdoor display area on the property located at 1875 West Wayzata Boulevard with the findings of fact noted that the staff memorandum and expressed by the Planning Commission. Commissioner Jerde seconded. Ayes: all.

Commissioner Jerde moved to recommend that the City Council adopt a resolution to approve a variance to allow for an accessory structure in the front yard of the property located at 1875 West Wayzata Boulevard with the findings of fact noted that the staff memorandum and expressed by the Planning Commission. Commissioner Stephenson seconded. Ayes: all.

OTHER BUSINESS

Council Liaison Report

Mayor Hultmann provided an update on the Rowing Club issue which came before the Council and will again come before the Council at their next meeting. He advised that there has been some interest in the Billy's site as development picks up. He provided an update on discussions which took place at a regional Mayor's meeting that he attends and possible redevelopment opportunities. He stated that there are potential opportunities down the road that will come before the Planning Commission as well as possible signage for bussing. He stated that he has asked for a letter to be sent to the neighbors near the assisted living facility regarding the date for ground breaking for their addition. He continued to discuss possible development and redevelopment opportunities with the Commission.

Commission Member Business

Commissioner Stephenson stated that he has a few neighbors that would like to dead-end their roadway and no longer provide a connection that could be used to cut through to another roadway.

Mayor Hultmann suggested that the neighbors draft a letter that can be submit to the City. He advised that the issue can then be discussed during the turnback discussions that are continuing. He noted that idea had been discussed and believed a letter of support from the neighbors would be beneficial.

The Commission further discussed the turnback options including lighting.

Chair Erickson stated that he enrolled in a personal study which occurs on Tuesday nights and he will not be attending the May meeting. He confirmed that Commissioner Adams will be available to run the May meeting.

Staff Business

City Administrator Weske had nothing further to report.

ADJOURN

Commissioner Jerde moved to adjourn the meeting at 7:18 p.m. Commissioner Stephenson seconded. Ayes: all.

Respectfully submitted,

Scott Weske
City Administrator