



**CITY OF LONG LAKE  
PLANNING COMMISSION MEETING MINUTES  
APRIL 14, 2015**

**CALL TO ORDER**

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

Present: Commission Members Erickson, Hughes, Jerde, and Keating; City Administrator, Scott Weske; Planning Consultant Addison Lewis; and City Councilmember Jahn Dyvik.

Absent: Commission Member Adams.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**APPROVE AGENDA**

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

**OPEN CORRESPONDENCE**

None.

**NEW BUSINESS**

**A. Public Hearing: Planning Case #2015-02/Long Lake Rowing Crew, 1310 W Wayzata Boulevard, Request for Zoning Code Amendment to Allow Rowing Club Facilities in B-3 Lakeshore Business District and Amended 1 Year Interim Use Permit**

Planning Consultant Lewis presented a request to allow rowing club facilities in the B-3 lakeshore business district as well as to amend the one year Interim Use Permit (IUP) for the Long Lake Rowing Crew. He provided background information noting that the location is 1310 West Wayzata Boulevard, which is the site of the new Birch's on the Lake, which will open later this summer or early fall. He noted that this new approval is needed because of the zoning change that occurred on the property as part of the Birch's on the Lake approvals. He described the use that the rowing club would be requesting and noted that a water patrol permit has been obtained. He stated that previously the rowing club had used the existing parking as a storage and staging area but will not be able to do that during or after construction. He stated that the applicant is proposing to store the equipment along the lake, but not within the bluff impact zone. He stated that this would be a short-term plan while staff would look for a better option for the long-term. He stated that with the new use of Birch's on the Lake the City has required a minimum number of 132 stalls for the

restaurant use. He estimated about 15 vehicles on site during the rowing club activities and noted that the rowing club peak use and restaurant peak use would not conflict. He stated that as a condition of approval the City would reserve the right to revoke the IUP should parking become an issue. He noted that this property is the only property within the City zoned B-3. He reviewed the IUP standards and how the application meets those standards. He stated that the use of the property is now known and the Commission should consider whether the rowing club would be an agreeable use with the restaurant. He explained that the IUP can be used for a trial run to determine if the two uses can operate in agreement. He stated that the Commission could choose to recommend a one or two year IUP, noting that the restaurant may have higher traffic in the first months of opening and may not provide an accurate picture of how the two uses would operate together.

Commissioner Hughes questioned where the storage would occur.

Planning Consultant Lewis replied that the storage would be on the north side between the building and the lake. He stated that the building and vegetation would provide screening in each direction with the exception of the lake.

Commissioner Jerde stated that there does not appear to be much different from the originally approved IUP which the exception of the location of the outdoor storage.

Chairperson Erickson opened the public hearing at 6: 50 p.m.

Commissioner Keating questioned if it would make more sense to issue the IUP on a one-year or two-year basis.

Planning Consultant Lewis stated that the application was for one year but noted that it may be easier to issue the IUP for two years as the two operations will only operate jointly for approximately two months. He explained that issuing the IUP for two years would allow staff to get a clearer picture of how the two uses will operate together.

Commissioner Jerde stated that she would be in favor of a two year IUP.

Mimi Bendicson stated that they are requesting one year as a trial but would be open to whatever works best for the City. She stated that they did not want to overstep their boundaries.

Commissioner Hughes confirmed that if the Commission recommends two years and the Council chooses one year, the applicant would not have to come back before the Commission and this would not delay their timeline.

Commissioner Keating agreed that issuing the IUP for two years seems to make more sense and would be less work for all parties involved.

Commissioner Hughes questioned if there have been any comments from neighbors.

City Administrator Weske stated that now that the use is known he has not heard any comments from neighbors.

Chairperson Erickson closed the public hearing at 6:56 p.m.

*Commissioner Keating moved to recommend that the City Council approve an ordinance to allow Rowing Club Facilities as an Interim Use in the B-3 Lakeshore Business District. Commissioner Jerde seconded. Ayes: all.*

*Commissioner Hughes moved to recommend that the City Council approve a resolution for an Interim Use Permit (IUP) with findings and conditions for the Long Lake Rowing Crew to operate a rowing club facility on property located at 1310 West Wayzata Boulevard, amending the IUP period from one year to two years. Commissioner Jerde seconded. Ayes: all.*

## **OTHER BUSINESS**

### **Council Liaison Report**

Councilmember Dyvik reported that a special meeting was held on March 26<sup>th</sup> to activate the Economic Development Authority, which will be composed of both City Councilmembers and residents. He advised of an upcoming CSAH 112 turnback open house, on April 22<sup>nd</sup>, where input can be given. He referenced the Birch's on the Lake requests, which came forward to the Council and stated that the Council and the applicant would like to see the application move forward as soon as possible. He stated that through the approval process the Metropolitan Council determined a large sewer and water connection fee. He stated that the Council directed the applicant to setup an escrow account while staff and the applicant work in attempt to reduce or eliminate those fees. He confirmed that he is also on the Committee for the turnback, which meets the following morning.

Commissioner Keating questioned if there will be a big change from what is in existence now and what will be.

Councilmember Dyvik reported that there will be narrower lanes and wider sidewalks with additional landscaping and lighting. He believed that it would be a positive change but noted that the roadway will be closed for a period of time during construction.

### **Commission Member Business**

There were no further comments.

### **Staff Business**

Planning Consultant Lewis stated that WSB will be holding another Planning 101 session on the last Friday in April from 9:00 a.m. to noon, which will focus on the Comprehensive Plan. He stated that while the session is focused on staff, Council and Commission members are also invited to attend.

## **ADJOURN**

*Commissioner Hughes moved to adjourn the meeting at 7:15 p.m. Commissioner Keating seconded. Ayes: all.*

Respectfully submitted,

Scott Weske  
City Administrator