



**CITY OF LONG LAKE  
PLANNING COMMISSION MEETING MINUTES  
OCTOBER 12, 2010**

**CALL TO ORDER**

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

Present: Committee Members Hultmann, Crump, Skjaret, Hughes and Loosen; City Councilmember Carpenter; City Administrator Post; City Planning Consultant Perry.

Absent: None.

**APPROVE AGENDA**

*Commissioner Loosen moved to approve the agenda as presented. Commissioner Skjaret seconded. Ayes: all.*

**CONSENT AGENDA**

**A. Minutes of the September 14 2010 Planning Commission Meeting**

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

**OPEN CORRESPONDENCE**

None.

**NEW BUSINESS**

**A. Concept Presentation by Ace Hardware Franchisee Concerning Outside Inventory Storage for Proposed Long Lake Store**

City Administrator Post reviewed the staff report for the Planning Commission.

Mark Schaefer introduced himself and his partner, Mark Kokesh, each providing background information on themselves and their careers. He then provided historical information regarding True Value Hardware. He summarized the items that he and his partner would like to incorporate into the proposed store location as well as a new True Value store design. He stated that the reason they are present tonight is to discuss the use of the outdoor sidewalk and previous pharmacy drive-thru for outdoor storage, as well as to request that outdoor storage be allowed through the use of a CUP. He explained that

outdoor storage would create efficiency and availability of outdoor products; outdoor storage is common practice for this type of business; and outdoor storage affects business, as 37 percent of sales are generated from outdoor storage items. He then displayed examples of outdoor storage items similar to what he is proposing to be sold at this proposed location.

Chair Crump commented that the proposed outdoor storage was much less than he was expecting.

Mr. Schaefer explained that he would like to enclose the outdoor storage area with rod iron fencing that would secure the merchandise as well as display the products to customers.

Commissioner Skjaret questioned if handicap parking is currently provided near the drive-thru area and whether an access ramp was incorporated into that area as well. He asked for clarification on the proposed outside storage area.

Mr. Schaefer confirmed that the outside storage would be fenced in the drive-thru area and stated that he would also like the option to display items on the front sidewalk, such as lawnmowers or barbecue grills. He advised that the items on the front sidewalk would be items that would be moved outside during store hours and back inside when the store is closed.

Commissioner Loosen confirmed that the proposed outside storage would include both the fenced area and the front door area. He explained that outdoor storage within the City of Long Lake has been a tough issue in the past and wanted to advise the applicant of the history and past problems.

Mr. Schaefer stated that he would not want the outdoor storage area to be unsightly as that would affect business as well.

Chair Crump thanked the applicants for their proposal. He stated that in order to allow such a proposal the City would need to make changes to the ordinance.

City Planning Consultant Perry stated that the limits of outdoor storage are not clearly spelled out in the ordinance. She advised that in the B2 zoning district outdoor storage is allowed only if totally screened, by fencing or shrubbery. She provided examples of allowed outdoor storage in other zoning districts and problems that have arisen in the past with the issue of outdoor storage. She stated that neighboring cities do allow a limited amount of outdoor storage and displays for seasonal items, regulated by a CUP. She stated that the first item the Commission should discuss is whether outdoor storage should be allowed in the zoning district and how that would be regulated, for example by CUP. She provided a draft timetable for the Commission, should they wish to amend the ordinance to allow outdoor storage within the zoning district.

Chair Crump stated that he drove around before the meeting tonight to view outdoor storage. He believed that outdoor storage would not only solve the problem for this

business but also for other businesses in the City of Long Lake. He provided examples of businesses that could benefit from this ordinance amendment. He stated that while some issues have arisen in the past because of unsightly outdoor displays he also believed that some businesses could arrange attractive outdoor displays that could bring additional business into Long Lake.

Commissioner Hultmann agreed with the comments made by Chair Crump and the timetable put forth by City Planning Consultant Perry.

Commissioner Skjaret questioned the timetable for the applicant.

Mr. Schaefer advised that the store is slated to open in March 2011. He stated that pallet sales would ideally begin in the spring with the fencing to begin further into the future, once business picks up.

City Administrator Post stated that the Liaison to the City Council could relay the comments made tonight at the next Council meeting to gain the input and direction of the Council. He advised that the applicant could move forward with the CUP and land use application in conjunction with the amendment to the ordinance.

Council Liaison Carpenter commented that not utilizing the drive-thru area would look more strangely than allowing outdoor storage in that area. He confirmed that the space behind the building would remain clear, as that space is a loading dock.

## **OTHER BUSINESS**

### **Council Liaison Report**

Councilmember Carpenter stated that he was not present at the previous Council meeting and was not aware of any information that needed to be passed on to the Commission. He noted that he wanted to be present at the meeting tonight to pass this information on to the City Council.

### **Commission Member Business**

Commissioner Hultmann requested an update regarding the RFP for the City Attorney and the Elite Auto situation.

City Administrator Post stated that a closed session was held and he was not be able to pass information on this topic at this time. He confirmed that an attorney was retained in regard to the Elite Auto situation.

Commissioner Skjaret commented that he was very happy that the hardware store was interested in coming to Long Lake.

Commissioner Hughes questioned the possibility of an indoor soccer field coming into the City.

City Administrator Post advised that a party did close on the former Golf Dome facility which they would like to utilize as a future indoor soccer facility.

**Staff Business**

City Administrator Post advised that due to the November elections, meetings have been pushed back by one week, meaning that the November Planning Commission meeting would be held on Tuesday, November 16<sup>th</sup>.

**ADJOURN**

*Commissioner Hultmann moved to adjourn the meeting at 7:10 p.m. Commissioner Loosen seconded. Ayes: all.*

Respectfully submitted,

Terry Post  
City Administrator