



**CITY OF LONG LAKE  
PLANNING COMMISSION MEETING MINUTES  
OCTOBER 9, 2012**

**CALL TO ORDER**

The meeting was called to order at 6:33 p.m. by Chair Crump.

Present: Commission Members Crump, Hughes, Jerde, and Stephenson; Planning Consultant, Ann Perry, and City Councilmember Skjaret.

Absent: Commission Member Erickson.

**APPROVE AGENDA**

Chair Crump suggested that the new Commissioner, Michelle Jerde, be given a chance to introduce herself as the next item on the agenda.

*Commissioner Stephenson moved to approve the agenda as amended. Commissioner Hughes seconded. Ayes: all.*

**INTRODUCTION TO NEW COMMISSION MEMBER MICHELLE JERDE**

Commissioner Jerde introduced herself to the Commission and advised that she had been a member of the Park Board prior to joining the Planning Commission.

**CONSENT AGENDA**

**A. Minutes of the September 11, 2012 Planning Commission Meeting**

*Commissioner Hughes moved to approve the Consent Agenda as amended. Commissioner Stephenson seconded. Ayes: all.*

**OPEN CORRESPONDENCE**

None.

**NEW BUSINESS**

**A. Planning Case #2012-06: 2465 W. Wayzata Boulevard; Donny Mark/10 Dome: Outdoor Field CUP**

City Planning Consultant Perry advised that this item had been continued from the previous meeting, as the applicant was unable to attend that meeting. She advised that the applicant was unaware that a Conditional Use Permit (CUP) was necessary for the use, noting that the facility is in existence at this time. She also discussed other items of note, including fencing.

She advised that staff has reviewed the applications and is comfortable with both requests, although she expressed concern over the poor condition of the parking lot. She stated that the issue has been discussed with the applicant and suggested a phasing method for repair of the surface, beginning with the required handicap stalls. She noted that a number of the conditions refer to the condition of the site and advised that the applicant has been working to address those matters. She recommended approval of both requests.

Commissioner Hughes stated that he knows the applicant, Donny Mark, and has a small business interest in the matter because of the ice cream business Kicks and Licks. He explained that he purchased the ice cream equipment and Donny Mark runs the business from that point. He confirmed that he does not receive any proceeds from Kicks and Licks.

Chair Crump noted that it would probably be best for Commissioner Hughes to abstain from this vote.

Commissioner Stephenson asked for clarification in regard to the height of the fence specified.

Chair Crump opened the public hearing at 6:40 p.m.

Donny Mark described the fencing that would be used, noting that poles would be used with netting that could be removed seasonally.

Chair Crump questioned where the inflatable enclosure would be located in regard to the fencing.

Donny Mark confirmed that the netting would act as a buffer to the roadway and noted that the inflatable enclosure would be used seasonally. He advised that the material is sport netting made of mesh that would be draped along a cable between the poles.

Commissioner Stephenson confirmed that the applicant was confident that the sports netting would be high enough to deter sports balls from the roadway.

Donny Mark explained that the netting would run alongside the courts, as opposed to near the goal line.

Chair Crump questioned if the applicant would be comfortable installing a more rigid bar at the top of the sports netting.

Donald Chance Mark, business partner, stated that he would be open to that possibility if there is a safety concern, but noted that type of activity may limit the opportunity for parking in the winter months.

Chair Crump stated that he would not oppose the vote simply on that issue. He explained that the property use is nonconforming.

City Planning Consultant Perry explained that a CUP was issued, so it is no longer a nonconforming use. She believed that the structural integrity of the dome to be the business of the applicant and his business partners.

Commissioner Stephenson stated that the Commission is attempting to make the City look better and appreciates the idea of the netting fence as opposed to a chain link fence. He believed that flexibility should be given in regard to the rigid top for the fence, as this use will benefit children in the community. He agreed that the structure of the dome is a conversation for another day.

Commissioner Hughes commented, as a member of the Planning Commission and President of the soccer club, to the positive impact the dome brings to the children in the community that utilize the facility. He noted that children from surrounding communities come to Long Lake to use the dome.

Commissioner Jerde agreed that the City is benefitted by the sports dome.

Chair Crump closed the public hearing at 6:52 p.m.

*Chair Crump moved to recommend that the City Council approve of an amendment to the existing Conditional Use Permit for the Golf Dome property located at 2465 W. Industrial Boulevard with the findings and conditions included in the staff report, including items A through G. Commissioner Stephenson seconded. Ayes: all. (Commissioner Hughes abstained)*

*Chair Crump moved to recommend that the City Council approve of a Conditional Use Permit for an outdoor fence (netting) on the Golf Dome property located at 2465 W. Industrial Boulevard with the findings and conditions included in the staff report, and that the applicant investigate options for a top rail on the fencing that will eliminate sagging. Commissioner Stephenson seconded. Ayes: all. (Commissioner Hughes abstained)*

**B. Planning Case #2012-07: 1919 W. Wayzata Boulevard; Lakeside Wine and Spirits: Sign Variance Request**

City Planning Consultant Perry stated that the applicant has moved his business from Willow Drive to the old Kenny's Market site. She explained that the two parcels are zoned differently and therefore have different signing requirements. She noted that the sign used at the previous location is larger than allowed at the new location site. She stated that the new State Statute language specifies that there must be a practical difficulty found in order to issue a variance and noted that staff was unable to find any practical difficulties that would qualify for a variance.

Chair Crump opened the public hearing at 6:58 p.m.

Bryan Keeler, the applicant, explained that they would like to bring the old sign to the new location.

Chair Crump confirmed that a new face is being installed.

Bryan Keeler confirmed that they would be using the same sign cabinet but would be rehabilitating the inside of the sign including the facing and lighting.

Chair Crump questioned if backlit signs are allowed within the downtown zoning district.

City Planning Consultant Perry confirmed that backlit signs are allowed within that zoning district.

Commissioner Hughes confirmed that the only issue is that the sign is too big.

Chair Crump questioned if sustainability could be considered as a practical difficulty, as this would be reuse of materials compared to shipping new materials from another area.

City Planning Consultant Perry explained that the City does have some flexibility in their definition of practical difficulties and confirmed that sustainability could be identified as a value of the community.

Commissioner Stephenson questioned the cost of a new sign that would conform to the regulations.

Bryan Keeler stated that they have not investigated that option but believed that it would cost \$1,000 to \$2,000. He explained that they attempted to reuse as much as possible from the previous location and are trying to utilize green technologies. He understood the smaller sign requirements but would like to try to reuse the existing materials.

Commissioner Stephenson stated that he is in agreement in terms of sustainability, noting that the business moved within the City and is attempting to dress up a building that could use some help.

Chair Crump stated that reuse of the sign follows the Master Plan for that area, noting that this would bring additional business to Highway 12, without investigating significant funds in the building itself.

Commissioner Jerde stated that she supports the idea of reusing materials.

City Councilmember Skjaret stated that Long Lake has stepped out in terms of their green technologies and sustainability issues and believed that this concept would fit with the theme of the community. He noted that perhaps the other future tenant could use a slightly smaller sign to balance the matter.

Chair Crump closed the public hearing at 7:08 p.m.

*Commissioner Hughes moved to recommend that the City Council adopt a Resolution to approve a variance for sign area from 45 square feet to 50.4 square feet to place an existing sign on a building located at 1916 W. Wayzata Boulevard, Long Lake for Lakeside Wine & Spirits as requested by Bryan Keeler with the findings of fact that this will promote the reuse of existing materials and of the Kinney's Market building without substantial investment away from the downtown Master Plan. Commissioner Jerde seconded. Ayes: all.*

**C. Discuss Appointment Recommendation for the Vacant Commission "Chair Pro-Tempore" Position**

*Commissioner Stephenson moved to recommend the appointment of Commissioner John Hughes to the position of "Chair Pro-Tempore" of the Planning Commission. Commissioner Jerde seconded. Ayes: all.*

## **OLD BUSINESS**

### **A. Downtown Parking Subcommittee Recommendations – Continued Discussion**

Chair Crump suggested tabling this discussion until City Administrator Post and Commissioner Erickson were both present.

## **OTHER BUSINESS**

### **Council Liaison Report**

Councilmember Skjaret stated that since the last update, the City has agreed to sell a used skid loader for \$15,000 to the City of Maple Plain upon acceptance of a new Bobcat machine. He advised that a special event permit was also issued to Gear West for the Country Marathon, which is taking place this weekend and will bring people to Long Lake. He reported that Hennepin County Engineer Jim Grube presented a preliminary values assessment matrix by segment for the County Road 112 turnback project to the Council. He stated that the next step would be to take those values and assign design aspects to those areas to determine the associated costs.

Chair Crump requested that the City Council stay firm that section three values includes on-street parking on both sides of the road.

Councilmember Skjaret confirmed that is included in the values for that section of the roadway.

Commissioner Stephenson questioned if reducing the speed limit could be included in the project.

Councilmember Skjaret noted many safety concerns and agreed that something will be done to assist with safety concerns, which could include speed reduction. He also noted a feasibility study being completed for improvements to two roadways within the City. He confirmed that the City purchased the property north City Hall from MnDOT for \$185,000 and noted that environmental Phase I and Phase II assessments will be completed on the parcel funded by Hennepin County brownfield funds.

### **Commission Member Business**

None.

### **Staff Business**

Nothing noted.

## **ADJOURN**

*Commissioner Jerde moved to adjourn the meeting at 7:25 p.m. Commissioner Hughes seconded. Ayes: all.*

Respectfully submitted,

Ann Perry  
City Planning Consultant