



**CITY OF LONG LAKE
PLANNING COMMISSION MEETING MINUTES
DECEMBER 9, 2014**

CALL TO ORDER

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

Present: Commission Members Adams (arrived at 6:32 p.m.), Erickson, Hughes, Jerde, and Stephenson; City Administrator, Scott Weske; City Planning Consultant Addison Lewis; and Mayor Hultmann.

Absent: None.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVE AGENDA

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

Commissioner Adams arrived.

OPEN CORRESPONDENCE

None.

NEW BUSINESS

- A. **Public Hearing: Planning Case #2014-12/Gear West – Jan and Brian Knutson, 1810 W. Wayzata Boulevard, Amendment to Existing Planned Unit Development (PUD) to Allow for Revised Site Plan with Revised Parking Layout**

City Planning Consultant Lewis presented a request for an amendment to an existing Planned Unit Development (PUD) to allow for a revised Site Plan with a revised parking layout. He advised that a public hearing would be required and noted that once that is held staff recommends approval of the request subject to the conditions listed in the staff report. He stated that in June 2013 the City Council approved an amendment to the PUD for Gear West to allow for the phase two building, which included 21 parking stalls in the north lot. He explained that was under the assumption that there was a shared access easement with the property to the north and noted that without that easement the parking stalls to the north would not be possible. He advised that with the new plan submitted by the applicant the parking stalls would all be accessible by the Gear West entrance and would still exceed

the minimum required by City Code. He stated that staff has no issues with the revised parking layout and therefore recommends approval of the request.

Commissioner Adams questioned how the number of required parking stalls is determined.

City Planning Consultant Lewis stated that for a retail use it is based on the total square footage of the building.

Commissioner Adams referenced the building behind the Gear West location and stated that some traffic from Gear West is using that parking area. He questioned if there would be additional signage for Gear West traffic.

City Planning Consultant Lewis stated that the conditions under the revised plan should improve that situation because the parking would no longer be as shared.

Jan Knutson stated that the businesses work together, noting that a significant number of Red Rooster patrons park in their lot as well. She stated that the intent was for shared parking, noting that some of the One Stop customers access that property through Gear West. She stated that the revised parking plan should help to alleviate that situation with One Stop. She stated that she would be willing to place additional signage.

Chair Erickson asked for additional information regarding the grading condition.

City Planning Consultant Lewis stated that condition was added by the City Engineer to ensure that the additional grading does not interfere with the drainage of neighboring lots.

Chair Erickson opened the public hearing at 6:43 p.m.

Carrie Giesy stated that the entrance to the north is for One Stop. She stated that they do not have traffic coming and going as customers are dropping off or picking up vehicles. She simply requested that Gear West customers stay in their lot and use their entrance.

Richard Manly questioned if there is a provision for employee parking.

City Planning Consultant Lewis clarified that the parking requirements is just a total number based on the square footage of the building and does not specify employee or customers.

Mr. Manly stated that he has noticed that a number of Gear West employees park in the cul-de-sac and therefore he has hit a number of those vehicles. He stated that Martha Lane is 23 feet wide and did not believe parking should be allowed on a roadway of that width. He believed that Gear West employees should park in the lot.

Mrs. Knutson stated that she would tell employees not to park in that area.

Commissioner Jerde confirmed the location of the property line and confirmed that an area was physically open that connects the two properties.

Chair Erickson stated that one side of Martha Lane was made no parking during the parking discussion a few years ago.

Mayor Hultmann stated that he would follow up on that item to ensure that if people are parking on that side of the road they are being ticketed.

Mr. Manly stated that it would be wonderful to see no parking allowed on the cul-de-sac as well.

Chair Erickson stated that there should be some parking relief for Martha Lane with the Highway 112 turnback project.

Chair Erickson closed the public hearing at 6:55 p.m.

Commissioner Hughes moved to recommend that the City Council adopt a resolution to approve a PUD amendment to allow for a revised site plan dated December 3, 2014 with a revised parking layout with the following conditions:

- a. Final site grading maintains or improves existing drainage patterns on-site and a pre/post drainage analysis is submitted by the applicant and approved by the City Engineer prior to a Certificate of Occupancy being issued for the Phase 2 building.*
- b. The parking layout shall be consistent with the Site Plan, prepared by LHB and dated December 3, 2014 as presented at that December 9, 2014 Planning Commission meeting and December 16, 2014 City Council meeting.*

Commissioner Adams seconded. Ayes: all.

OTHER BUSINESS

Council Liaison Report

Mayor Hultmann reported that although things are not finalized there are plans to move Birch's to the second floor of Billy's and a brew pub would lease the Birch's property. He advised that the deck would need to be repaired at Billy's and the rowing equipment would need to be moved over. He stated that there would not be an addition to the Billy's building, the tenant would simply be refurbishing. He advised that there are plans for a Quick Burger to take over the Burger King site and for another restaurant to come into town. He stated that it would be a great draw to have a 5:00 a.m. to 2:00 p.m. breakfast restaurant or a Popeye's Chicken would be good as well. He stated that City Administrator Weske has continued to work on the turnback project, which is scheduled for 2017, although he was not certain that would actually be the start date. He stated that it has been a pleasure to be the Mayor of this community and to be involved with the Planning Commission. He thanked the Commissioners for their volunteerism on the Commission and encouraged them to continue to bring in new ideas and input from residents.

Commission Member Business

Commissioner Adams stated that the current Billy's Lighthouse property has an existing PUD that allows 60 condos and noted that any other plans would require an amendment.

Staff Business

City Administrator Weske had nothing further to report.

ADJOURN

Commissioner Jerde moved to adjourn the meeting at 7:10 p.m. Commissioner Hughes seconded. Ayes: all.

Respectfully submitted,

Scott Weske
City Administrator