



**CITY OF LONG LAKE
PLANNING COMMISSION MEETING MINUTES
January 10, 2017**

CALL TO ORDER

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

Present: Commission Members Adams, Erickson, and Keating; City Administrator Weske; City Planning Consultant Lewis.

Absent: Commission Member Hughes.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVE AGENDA

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

CONSENT AGENDA

A. Minutes of the November 3, 2016 Planning Commission Meeting

Chair Erickson requested the following corrections to Page 4 of the November 3, 2016 Planning Commission Minutes, starting with the last paragraph before Chair Erickson closed the public hearing; to change, "A Commissioner requested the review...", to "Chair Erickson requested the review...", and secondly, to also strike-out the last three words, "for rental properties", in the same paragraph, due to the focus being parking on a private road.

Commissioner Adams apologized for his absence at last month's meeting. He commented that he is neighbors of the vacation rental property owner's, and noted that the property is mostly secluded, so he has not experienced any problems with renters, and that the owners have been very good neighbors.

Consultant Lewis reported that in regard to short-term vacation rental properties, the City Council ultimately decided to continue with the existing ordinances with regard to remaining unregulated.

Commissioner Adams moved to approve the Consent Agenda as revised above. Commissioner Keating seconded. Ayes: all.

OPEN CORRESPONDENCE

None.

BUSINESS ITEMS

- A. Public Hearing: Planning Case #2017-01 (Long Lake Rowing Crew) / Zoning Amendment to Allow for Rowing Club Facilities as a Conditional Use Permit for Rowing Club Facilities for the Long Lake Rowing Crew on Property Located at 1310 W Wayzata Boulevard

City Planning Consultant Lewis presented. He stated staff recommends the Planning Commission make two motions; one to recommend that the City Council approve an ordinance to allow Rowing Club Facilities as a Conditional Use in the B-3 Lakeshore Business District; and secondly, to recommend that the City Council approve a resolution for a Conditional Use Permit (CUP) with findings and conditions for the Long Lake Rowing Crew (LLRC) to operate a rowing club facility on property located at 1310 West Wayzata Boulevard. Consultant Lewis provided an overview/background of this request stating the (LLRC is a non-profit 501, 3C Organization that has been utilizing the subject property at 1310 West Wayzata Boulevard (Birch's on the Lake Restaurant) for rowing activities the past two seasons under an approved Interim Use Permit (IUP) issued in April 2015, which has since expired. Also, with Birch's on the Lake being well-established, and no significant redevelopment of the site anticipated, the LLRC is requesting an amendment to the zoning ordinance to allow Rowing Club Facilities as a Conditional Use in the B-3 Lakeshore Business District, as well as the approval for a Conditional Use Permit in order for Rowing Club Facilities to have use of the property at 1310 West Wayzata Boulevard indefinitely.

Consultant Lewis further stated that use of the site would include storage of boats, parking of rower's and parent's vehicles, assembly of rowing class participants, and boat access to Long Lake. He provided overhead photos of the equipment area which includes four boat racks and one oar rack along the north (lakeside) and east side of the building, located outside of the bluff impact zone. He further stated that the racks are portable and should not impact the shoreline structure, and that no changes are proposed to the existing dock, where two small motorized boats would be parked when not in use, this being the same equipment as when the Interim Use Permit was approved in 2015. He reported that due to the existing vegetation, the equipment is well-screened from the properties on either side, but the equipment would not be screened from the lake. Further reporting that since the proposed use is for recreation on the water, the Planning Commission will consider whether it is reasonable to allow the equipment to be unscreened from the lake.

Consultant Lewis reviewed the hours and days of use, and stated that a proposed condition of the CUP was included limiting the LLRC's use of the property and Long Lake to those same hours. He noted that access to the property is provided off of West Wayzata Boulevard and staff was not aware of any complaints or issues related to parking shortage while operating on the site concurrently with Birch's on the Lake. He further stated that in March 2016, Birch's on the Lake was granted a variance from the minimum number of parking stalls required, stating that City Code requires at least one (1) parking space for every two (2) seats in the restaurant, and the variance allowed Birch's on the Lake to have

134 parking spaces with 300 seats (a variance of 16 stalls). No additional parking is required at this time.

Consultant Lewis reviewed the purpose and the specific qualifications of a CUP, and stated that when there is a time limit for uses, an Interim Use Permit is the better option. He also reviewed the intent of Section 15 of the Long Lake Zoning Ordinance, stating that staff believes that upon review of the required criteria, Rowing Club Facilities would therefore be appropriate as a Conditional Use in the B-3 district. Upon review of the required criteria for the Conditional Use Permit analysis, staff believes it would be appropriate as a Conditional Use in the B-3 District, further adding that the subject property is the only property in the City of Long Lake that is zoned B-3. He referred to the prepared draft Ordinance attached to the report removing "Rowing Club Facilities" as an Interim Use and adding it as a Conditional Use in the B-3 District.

As supporting information, Consultant Lewis provided Land Use Application materials, a location map, an Ordinance amending Section 15 allowing Rowing Club Facilities as a Conditional Use in the B-3 District; and a Resolution approving a Conditional Use Permit for the Long Lake Rowing Crew at 1310 West Wayzata Boulevard.

Chair Erickson opened the public hearing at 6:48 p.m.

Commissioner Adams expressed concern with lakeshore screening in regard to setting a precedence of screening for all recreational vehicles on the shoreline, and felt a need for this item to be addressed. Chair Erickson addressed differentiating the exterior of storage, and noted the exception of not more than two items. Commissioner Adams noted that would not be in compliance for quite a number of residents, as there are more than two recreational vehicles on properties, and he warned to exercise caution with "screening" of boathouses along the lake. Chair Erickson addressed the safety factor for the residential owner.

Consultant Lewis stated the CUP only involves the land and it does not expire. He explained that the CUP would only go away if the conditions are not in compliance and the City of Long Lake takes action to revoke it. Consultant Lewis further noted that the conditions of Rowing Club Facilities have remained the same as when the Interim Use Permit was considered in 2015. City Administrator Weske stated this should only be of concern if Birches on the Lake restaurant goes bankrupt in the future as to who then becomes responsible for the property, as well as if a new resident takes occupancy but has different plans other than a restaurant. Commissioner Keating stated this is based upon where the rowing club started with the original concept, and in keeping with good stewardship, both parties need to be aware of that. Chair Erickson stated that economically, due to the large amount of money invested from Birches on the Lake, the City of Long Lake would be looking at a long time-frame before becoming any other type of establishment, and this should not pose an issue. Commissioner Keating asked for clarification with regard to the Rowing Club Facilities being granted a CUP, if that would eliminate them needing to renew on a yearly basis. Consultant Lewis answered in the affirmative, adding that the Planning Commission would only review yearly.

Chair Erickson stated the possibility of adding a condition that the property stay a restaurant. Commissioner Adams stated that the LLRC is a perfect use for Long Lake and that the lake is a perfect location for this use, and that this will be a quieter alternative to other recreational water vehicles. Chair Erickson noted the good view from Birches on the

Lake and Commissioner Keating added that this was a good crossover mix of the two businesses.

Amy Johnson, LLRC Boardmember, thanked the Planning Commission for their review and stated that boats provide a good compliment to the atmosphere. Ms. Johnson stated that under deck storage was done with due diligence in order to utilize the space, and they have not yet looked into a more permanent area. Commissioner Adams suggested an alternate area for storage on the hilly part of the property, as the west side was more level by the water line and suggested that be a better location. Ms. Johnson noted there are some DNR and Watershed problems to take into consideration.

David Marquis, LLRC Boardmember, stated their presence at this meeting was to be a pleasure of Birches on the Lake and to avoid impeding by working with the City of Long Lake. He also stated their openness for improvement. Commissioner Adams commented on the great area which could be converted from deep woods to a grassy level land for boats and storage. Commissioner Keating stated the possible issues in regard to access from farther down the lake near the cemetery, but was informed there was a stairway.

Commissioner Keating stated there used to be regattas held and inquired if there was any thought to bringing that back. Mr. Marquis stated there were no immediate plans, but they are trying to ensure good stewardship of the land. Commissioner Adams asked about the possibility of future growth. Mr. Marquis stated they are in a bit of growth.

Chair Erickson closed the public hearing at 7:12 p.m.

Commissioner Keating moved to recommend the City Council approve an ordinance to allow Rowing Club Facilities as a Conditional Use in the B-3 Lakeshore District. Commissioner Adams seconded. Ayes: all.

Chair Erickson addressed his concern with regard to the final paragraph of Item 13 of the Resolution discussing the hours of availability, and requested to change where it states "...approximately two to three evenings per week.", to state "three" as the cap, in order to avoid a situation in the future where times may change. Mr. Marquis thought that as wise and fair. Ms. Johnson stated that Hennepin County Water Control influenced the hours that were put into place.

Commissioner Adams addressed amending the CUP if they decided to move the storage to the previously suggested area.

Commissioner Adams moved to recommend that the City Council approve a resolution with changes for a Conditional Use Permit (CUP) as amended with findings and conditions for the Long Lake Rowing Crew to operate a rowing club facility on property located at 1310 West Wayzata Boulevard. Commissioner Keating seconded. Ayes: all.

B. Recommendation for Appointment of Planning Commission Chair and Chair Pro-Tempore Positions for 2017

NOTE: The Planning Commission is asked to make a motion recommending their selections for Commission Chair and Chair Pro-Tempore positions for 2017, with the final appointment to be made by the City Council.

Chair Erickson presented. Commissioner Adams nominated Chair Erickson as Planning Commission Chair and Commissioner Keating nominated Commissioner Adams as Chair Pro-Tempore for 2017.

Commissioner Adams moved to recommend the appointment of Planning Commission Chair Erickson to remain as Planning Commission Chair, and to appoint Commission Member Adams as Chair Pro-Tempore for 2017. Commissioner Keating seconded. Ayes: all.

OTHER BUSINESS

Council Liaison Report – None.

Commission Member Business – Commissioner Erickson questioned the outcome of the requested review with regard to what is enforceable on a private road, as requested by Chair Erickson in the November 3, 2016 Minutes, Business Items B. Consultant Lewis answered that only “no parking” can be enforced on a private road.

Staff Business – City Administrator Weske reviewed the current openings for the City of Long Lake within the Planning Commission, City Council, and other boards, and requested he be provided with information of any possible candidates. He noted that the postings were in the paper earlier this week, as well as in the newsletter.

Commissioner Adams announced the 30th Annual Orono Lions Snowball Golf Open being held on Saturday, January 28, 2017, directly in front of Birch’s on the Lake Restaurant at 1310 W. Wayzata Blvd from 10:00 am to 6:00 pm.

ADJOURN

Commissioner Adams moved to adjourn the meeting at 7:17 p.m. Commissioner Keating seconded. Ayes: all.

Respectfully submitted,

Scott Weske
City Administrator