



**CITY OF LONG LAKE  
PLANNING COMMISSION MEETING MINUTES  
May 9, 2017**

**ADMINISTER OATH OF OFFICE TO NEW PLANNING COMMISSION MEMBER,  
CHARLES MINER**

City Administrator Weske swore-in Charles Miner to the office of Planning Commission in the City of Long Lake, County of Hennepin, State of Minnesota.

**CALL TO ORDER**

The meeting was called to order at 6:30 p.m. by Chair Pro-Tempore Adams.

Present: Commission Members Adams, Miner, Hughes, and Keating; City Administrator Weske.

Absent: Commission Member See.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

Chair Pro-Tempore Adams welcomed Commissioner Miner.

**APPROVE AGENDA**

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

**CONSENT AGENDA**

**A. Minutes of the April 11, 2017 Planning Commission Meeting**

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

**OPEN CORRESPONDENCE**

None.

## **BUSINESS ITEMS**

### A. Study of R-1 and R-1A Zoning Districts and Review of Zoning Ordinance, Section 7 (Regulations for R-1 and R-1A Single Family Residential District)

City Administrator Weske reported staff recommends review of this Ordinance to consider whether there is opportunity to consolidate R-1 and R-1A zoning districts under a single R-1 classification. He stated the Planning Commission's goal is to review this Zoning Ordinance over the next two years and to work towards making amendments for clarity and ease of use where opportunity may exist to do so. In review of these zoning districts, staff has observed that the sole difference between the zoning classifications pertains to minimum lot size and lot width. He further reported that staff recommends the Planning Commission consider whether to maintain R-1 and R1A as separate classifications, or to consolidate the two districts. He provided the following supporting information: Long Lake Zoning Ordinance, Section 7; and a Long Lake Zoning map.

City Administrator Weske presented a copy of the Long Lake Zoning Map via overhead and pointed out the R-1 and R-1A areas, asking the Commission for their input of how much of a difference they notice between the two zones. Commissioner Keating felt there was a miniscule difference between the two. Chair Pro-Tempore Adams added when he first moved to Long Lake, the R-1A zoned properties were mostly fields and open woods with an apple orchard, noting some smaller-sized lots that were then in existence. He speculated the reasoning behind this separate classification being it may have been the intent of the Planning Commission at that time to encourage larger lots. Commissioner Miner speculated variances were previously granted and that some lots were subdivided, as not all are 85-feet. Chair Pro-Tempore Adams stated he does not see the value or rationale for differential treatment. Upon further discussion, Commissioner Miner suggested including R-3 districts for review as well.

Chair Pro-Tempore Adams then requested review of all R-zoned classified districts for the next meeting. City Administrator Weske stated he would prepare by compiling lot sizes and setback requirement details for these districts. Chair Pro-Tempore Adams requested City Administrator Weske send copies of this information out to commission members for their review prior to next month's meeting.

Chair Pro-Tempore Adams informed Commissioner Miner the Planning Commission will work on the 2030 Comprehensive Plan over the next few years. City Administrator Weske added that Long Lake is currently 98% developed and would not have much in the way of planning other than redevelopment.

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

**NOTE:** The Planning Commission is annually asked to make a motion recommending their selections for Commission Chair and Chair Pro-Tempore positions, with the final appointment to be made by the City Council. For 2017, Commission Member Bob Erickson (now resigned) was appointed as Chair, and Commission Member Roger Adams was appointed as Chair Pro-Tempore. With the resignation of Commission Member Erickson, the Commission should make a recommendation selecting a Chair and Chair Pro-Tempore to continue in those positions for the remainder of 2017.

*Commissioner Keating moved to appoint Commission Member Roger Adams as Planning Commission Chair. Commissioner Hughes seconded. Ayes: all.*

*Commissioner Hughes moved to appoint Commission Member Steve Keating as Planning Commission Chair Pro-Tempore. Chair Pro-Tempore Adams seconded. Ayes: all.*

## **OTHER BUSINESS**

**Council Liaison Report** – None.

**Commission Member Business** – Commissioner Keating questioned the progress of the gas station property. City Administrator Weske stated the last he heard there were individuals looking to open a taco stand from a Colorado-based company, but was not sure as to the status at this point. Commissioner Keating asked if the hold-up was due to the oil company's many restrictions of what can and cannot be done with the property, and asked if these restrictions were still in effect. City Administrator Weske stated that BP Gas's deed consisted of six pages of restrictions that needed to be signed-off and approved for release. He further reported that the contract restrictions include a non-compete agreement and that it was noted these restrictions are in effect until George Bush Sr's. children have passed away.

**Staff Business** – City Administrator Weske reported negotiations have begun with Pillar Homes regarding the City-owned Virginia Avenue property and the next meeting will be held next Tuesday. He further stated Pillar Homes has proposed the development of six high-end, urbanized and contemporary looking buildings which house twelve units that include porches and garages. He further reported that the Burger King lot was leveled and still vacant.

## **ADJOURN**

*Commissioner Keating moved to adjourn the meeting at 7:01 p.m. Commissioner Miner seconded. Ayes: all.*

Respectfully submitted,

Scott Weske  
City Administrator