



**CITY OF LONG LAKE  
PLANNING COMMISSION MEETING MINUTES  
June 13, 2017**

**CALL TO ORDER**

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

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

Absent: Commission Member See

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**APPROVE AGENDA**

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

**CONSENT AGENDA**

**A. Minutes of the May 9, 2017 Planning Commission Meeting**

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

**OPEN CORRESPONDENCE**

None.

**BUSINESS ITEMS**

**A. Public Hearing: Planning Case #2017-02 / Request for a Variance from the Side Yard Setback to Allow for a Home Addition at 28 Creekside Drive**

Chair Adams stated staff recommends the Planning Commission make a motion to recommend the City Council adopt Resolution No. 2017-24 approving the requested side yard setback variance. He further noted the applicant, Craig Johnson, was present and

seeking to construct an addition to the existing single-family home at 28 Creekside Drive, located in the R-1A Zoning District.

Consultant Lewis presented an aerial view map via overhead and explained the applicant would like to construct a 14 x 8-foot four-season porch off the master bedroom, where a deck was previously present, on the south side of the house, located 5 feet, 4-inches from the south side of the property. Consultant Lewis noted the required setback for side yards is 10 feet, therefore, a 4-foot 8-inch variance would be needed for this addition. He further noted the applicant wishes to make better use of this space for year-round purpose. Consultant Lewis made note to the large wetland located to the north and east of the house, resulting in the house set further to the south side property line in an effort to maximize the distance from the wetland. Consultant Lewis reviewed the ordinance requirements with the Commission and found all criteria to be met for this addition and recommended approval. He provided the following supporting information: the Land Use Application from Craig Johnson, Building Plans, Applicant Narrative, Location Map, and the Resolution approving the requested variance.

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

Applicant Craig Johnson requested approval for the variance allowing him to construct a 14 x 8-foot four-season porch on the south side of his property.

Chair Miner closed the public hearing at 6:41 p.m.

*Commissioner Hughes moved to recommend the City Council adopt Resolution No. 2017-24 approving the requested side yard setback variance at 28 Creekside Drive. Commissioner Miner seconded. Ayes: all.*

B. Study and Discussion of R-1, R-1A and R-3 Single Family Residential Zoning Districts

City Administrator Weske presented a map via overhead showing designated zoning districts. He noted as part of the goal of the Commission to review the Long Lake Zoning Ordinance over the next two years, staff recommended reviewing Zoning Ordinance Section 7, Regulations for R-1 & R-1A Single Family Residential District; and Zoning Ordinance Section 9, Regulations for R-3 Single Family Residential District, in order to consider whether there may be opportunity to consolidate or simplify zoning provisions for these district classifications.

City Administrator Weske noted in review, staff observed the sole difference between the zoning classifications pertained to minimum lot size, lot width, and front yard setbacks. He further stated Zoning Ordinance Section 10, Regulations for R-4 Single Family and Two-Family Residential District, had also been included as an attachment, however, he asked that Commission members note that lot area and width requirements are substantially greater for this zoning district as it is intended to accommodate two-family properties. He provided the following supporting information: Long Lake Zoning Ordinance, Section 7, 9, and 10.

Commissioner Miner asked if R-4 could be used as single-family as well. City Administrator Weske answered in the affirmative.

Discussion was held to evaluate the reasoning behind these different classifications due to the confusion with uniformity and seemingly insignificant size differences. Upon discussion and evaluation by the Commission, it was decided to leave the zoning classifications R-1 through R-4 as-is, in an effort to avoid the many changes that would follow which would result in non-compliance of existing developments, due to most lots being currently developed and in compliance.

Consultant Lewis agreed and stated that upon review, he now has obtained a better understanding of the current zoning classifications.

Chair Adams requested to next review zoning classifications R-5 and R-6, as these may be a bit more complex with their restrictions.

The Commission discussed the VC-1 Village Commercial District with its multi-use building and location. Chair Adams asked if the BP gas station site could be rezoned in such a way to invalidate all the deed restrictions in order for someone to develop this property. City Administrator Weske answered in the affirmative.

## **OTHER BUSINESS**

**Council Liaison Report** – None.

**Commission Member Business** – None.

**Staff Business** – None.

## **ADJOURN**

*Commissioner Keating moved to adjourn the meeting at 7:13 p.m. Commissioner Hughes seconded. Ayes: all.*

Respectfully submitted,

Scott Weske  
City Administrator