



**CITY OF LONG LAKE  
PLANNING COMMISSION MEETING MINUTES  
July 11, 2017**

**CALL TO ORDER**

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

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

Absent: none.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**APPROVE AGENDA**

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

**CONSENT AGENDA**

**A. Minutes of the June 13, 2017 Planning Commission Meeting**

Commissioner Miner requested to change Business Item A, Page 2, Paragraph 5, from "Chair Miner closed the public hearing...", to "Chair Adams closed the public hearing...".

*Commissioner See moved to approve the Consent Agenda with the above changes. Commissioner Keating seconded. Ayes: all.*

**OPEN CORRESPONDENCE**

None.

**BUSINESS ITEMS**

**A. Study and Discussion of R-5 Multiple Family Residential Zoning District and R-6 Lakeshore Multiple Family Residential Zoning District**

City Administrator Weske informed as a continuation of the Commission goal to review the Long Lake Zoning Ordinance over the next two years, staff recommended the review of Zoning Ordinance Sections 11 and 12, Regulations R-5 and R-6, in order to consider whether

there may be opportunity to consolidate or simplify zoning provisions for these district classifications. He presented a map via overhead showing the designated zoning districts.

Commissioner See asked if Zoning Ordinance Section 12, Subd. 5. - Building Regulations, upholds the same restrictions as Section 8, Subd. 5. – Building Regulations, with regard to removal of natural vegetation to maintain integrity. City Administrator Weske answered in the affirmative.

Chair Adams stated he does not see opportunity to simplify the ordinances, as he does not view any serious differences. He would like to keep the lakeshore unique and uphold the current restrictions.

Commissioner Miner asked how the R-5 Multiple Family Residential District came to be for Wolf Pointe Trail. City Administrator Weske stated these lots have no lakeshore and further stated fees are charged for maintenance and management of this private property.

Upon further discussion, it was decided to keep as-is the Zoning Ordinance Section 11, Regulations for R-5; and Section 12, Regulations for R-6.

B. Discussion of VC-1 Village Commercial 1 Zoning District Classification

City Administrator Weske directed the Commission to the enclosed Zoning Ordinance Section 15A. He felt it somewhat extreme as there is only a single property within this district classification. He informed the current tenant performs off-site auctions, and he would like to redefine auction sales, as this is not another auto-oriented business, it is an auction-oriented business related to autos. He would like feedback to determine the right course of action to proceed.

Discussion was held as to the different types of businesses that have come and gone in that district, and if the property should be rezoned as a B-1 classification. Chair Adams stated it would be difficult to create a village concept-style in a space of its size. Commissioner See asked if you could change a B-1 classification to a VC-1 classification. City Administrator Weske stated in doing so, all existing businesses become non-conforming.

Chair Adams stated if changes were made to the B-1 or B-2 classifications, the VC-1 classification could then be deleted. He felt there is no gain to the existence of the VC-1 classification, due to the difficulty of implementation within a fully-developed town.

City Councilmember Tom Skjaret stated the last Comprehensive Plan included a Village Concept-style to develop Symes Street, but stated mixed-use of the property has fallen by the wayside due to the size of Long Lake and its inability for mass transit. He further noted prior tenants experienced signage issues with the zoning restrictions as well.

Chair Adams stated he does not see the need to have a separate VC-1 zoning classification, as the Village Concept-style could be included in the Comprehensive Plan, and would like to change the VC-1 classification to either a B-1 or B-2 classification. He further stated re-defining business types as now businesses can be performed off-site.

City Administrator Weske informed using a one-page contract with contingencies for these instances to assist in the ease of attracting new businesses. Chair Adams stressed the

importance of keeping this in mind while making any possible new changes to the classification restrictions.

City Councilmember Skjaret suggested strengthening the Village Concept-style within the Comprehensive Plan.

Upon discussion, it was decided to continue discussion of the VC-1 Village Commercial 1 Zoning District Classification at the next meeting. City Administrator Weske will send the B-1 classification requirements for review to determine how VC-1 ties together for possible rezoning as a B-1 classification, as well as the resulting impact.

City Administrator Weske added once the walking path is completed in three years, things will occur more organically.

## **OTHER BUSINESS**

**Council Liaison Report** – Councilmember Tom Skjaret stated he has been involved in city business for the last ten years and noted this has been the busiest time he has experienced. He reported on County Road 112 construction in the downtown area. He then reported construction occurring with the water main boring under Long Lake Creek, explaining that a continuous pipe is being installed for the new water main, totaling \$2.5 million, which was funded by a two million- dollar bond and \$500,000 of city funds. Councilmember Skjaret also reported rock crushing began at the old berm this week, including Saturdays.

Councilmember Skjaret reported a 10-year old boy ran into a car on 10<sup>th</sup> street which involved the police and Eureka Construction, stating this incident resulted in improved signage during the construction process. He also stated due to increased police presence, a few drunk driving offenders were pulled over and speeding violations have increased.

Councilmember Skjaret reported the upcoming City Council meeting in August will include discussion with regard to the approval of Phase II, as there are some issues to be discussed and compromised before moving forward. He further reported new speed indicators have been placed during construction with caution for bicyclists and walkers. He noted Summerfest will be held on July 22nd and 23rd at Lakeside Park, and will include a car show, art show, live music, food, and beer.

Councilmember Skjaret reported a bicycle repair station will be installed in Hardin Park in a few weeks, which was funded with a development grant obtained by Mayor Schneider. He also reported of complaints regarding parking issues from residents of Glenmoor Lane, which is located across from Birch's on the Lake and asked if the Planning Commission could develop an ordinance to alleviate this issue. Chair Adams stated Glenmoor Lane is a public street, therefore public parking is allowed. Councilmember Skjaret addressed another item regarding the restriction of jet ski use after 6:30 pm. He asked if this was in conjunction with the city of Orono, and that residents and visitors have complained, as boats are allowed until 10 pm. Chair Adams informed State law advises that public waters belong to residents. Discussion was held and it was decided to review the ordinance and possibly extend jet ski restriction until dusk.

Councilmember Skjaret reported on a proposal with regard to the Virginia Avenue property and its possible development of six duplexes, which is now in front of the EDA, stating the

City Council will review a counter-offer in closed session. He stated there are road restrictions that go along with this, and that the EDA is very keen on getting something going as soon as possible. He noted many presentations and developers are involved in order to grow Long Lake. Chair Adams asked the retail price range. Councilmember Skjaret answered possibly north of \$400,000, which will obtain a clean and contemporary look. He stressed that activity always spurs other activity, which is the desired outcome.

Commissioner Miner referenced his experience at Birch's on the Lake, stating he noticed the parking lot was full but the valet parking lot was quite open. He witnessed a valet using regular parking spots and not using the designated valet parking spots. Discussion was held and it was agreed that parking will continue to be a problem for this business. Chair Adams felt the owner should be informed to assist in avoiding the possibility of scaring away customers by the appearance of parking difficulty.

Councilmember Skjaret informed a meeting will be held tomorrow at 12:00 noon at the Fire Department to discuss the County Road 112 project, and further noted that no work will be done on the lakeside until next year.

**Commission Member Business** – None.

**Staff Business** – None.

**ADJOURN**

*Commissioner See moved to adjourn the meeting at 7:44 p.m. Commissioner Keating seconded. Ayes: all.*

Respectfully submitted,

Scott Weske  
City Administrator