



**CITY OF LONG LAKE
PLANNING COMMISSION MEETING MINUTES
December 12, 2017**

CALL TO ORDER

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

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

Absent: Commission Member Miner

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVE AGENDA

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

CONSENT AGENDA

A. Minutes of the November 14, 2017 Planning Commission Meeting

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

OPEN CORRESPONDENCE

None.

BUSINESS ITEMS

A. Planning Case #2017-04 / Concept Review for a 115-Unit Multi-Family Residential Building at 1843-1895 Symes Street

Consultant Lewis presented an overhead map and reported the subject property included four parcels between Lake Street and Mill Street. He reported that single-family homes exist on the 1843, 1877, and 1895 parcels, and the 1885 vacant parcel serves as additional yard space to the 1843 parcel. He reported the four parcels are zoned R-3 Single-Family

Residential and located in the Downtown Village area, as identified in the Long Lake Comprehensive Plan. He reported that rezoning to Planned Unit Development and the approval of a Master Development Plan would be required according to Section 5 (Planned Unit Development District), Subd. 6, for new development and redevelopment within the Downtown Village area.

City Planning Consultant Lewis noted staff recommends the Planning Commission review the proposed Concept Plan and provide feedback to the developer with regard to the building height, density, and parking as the primary areas of concern. He reported the applicant, Nick Walton, Reuter Walton Development, is requesting a Concept Plan review for a proposed redevelopment of the four properties to construct a 115-unit multi-family building. He explained that a Concept Plan is an application that may be made by an applicant prior to submitting a formal application for development in order for the developer to receive guidance in the design and development from the Planning Commission and City Council, and that comments made shall not bind the City to approve subsequent applications for development of the property and that no public hearing is required to review this plan.

Consultant Lewis reported on the maximum height and provided an overhead view of the West Elevation from Lake Street, the North Elevation from Symes Street, and the Site Plan. Consultant Lewis reviewed the required setbacks according to the PUD district guidelines, and reported the proposed structure meets the required setbacks.

Consultant Lewis reviewed the building height allowance from the PUD District guidelines, stating the maximum height requirement is 35' for buildings located north of West Wayzata Boulevard. He reported the height calculation provided by the developer stated approximately 85', and that a variance will be required for the difference.

Consultant Lewis then reviewed the Lower Level Garage Plan diagram which allowed for 144 spaces for parking. He reported the guidelines state the requirement is a minimum of two spaces per unit, which would require 230 spaces, and that this item would also require a variance.

Consultant Lewis reviewed the Residential Floor Plans which propose five (5) alcove studio units, seventy (70) one-bedroom units, and forty (40) two-bedroom units, as well as featuring indoor, outdoor, and semi-private amenities for residents. He further reported the units will be designed to have a high level of fixtures and finishes, energy-efficient appliances, prominent windows, and efficient layouts to maximize apartment living space, and parking would be provided in the split-level garage beneath the units.

Consultant Lewis provided an overhead of the Comprehensive Plan with regard to maximum density requirements, stating that according to the PUD, the residential densities called for in the Comprehensive Plan provide two scenarios which range from 40-49 units an acre. He stated this project site is approximately 1.26 acres in size, and proposes 115 units; equaling approximately 91 units an acre. He noted this to be double what is called for in the Comprehensive Plan

Tom Threlkeld of Wayzata, MN, presented and thanked City Administrator Weske and Jeanette Moeller for their help with background work, and thanked Consultant Lewis for all his efforts and help with organizing information. He noted Thomas Watson was with him as well as Land Use Attorney, Carol Lansing. He reported on the credentials of the developers,

Reuter Walton, and their recent projects in the surrounding areas, stating they were general contractors and real estate developers of residential and commercial properties. He provided examples of their projects via overhead to show the extent of their capabilities in design. He stated he has been unable to get into the design as of yet, but presented three overhead views showing superimposed landscape views. He opened the floor to questions and comments.

Commissioner Hughes expressed his concern with regard to the height of the development. Mr. Threlkeld explained the main reason was the economics work best with six stories.

Commissioner See asked if this larger type of development had been done in small towns previously. Mr. Threlkeld answered that Stillwater had a three-story hotel developed. Commissioner See felt that a development of this size would be out-of-scale and put a lot of stress on the infrastructure and the park, and asked how this would work. Mr. Threlkeld was not aware that the density of the building would cause issues with the use of the park, and that parking would be contained within the building. Commissioner See stated there is a three-story building limit. Mr. Threlkeld answered he understood the scale issue. Commissioner See posed the problem of residents driving to and from work each day. Mr. Threlkeld stated that in his experience, for the most part, they do not need two parking stalls per occupied unit and there would be plenty of parking with 144 stalls. He stated that one spot per bedroom would allow for sufficient parking. Commissioner See asked about visitor parking. Mr. Threlkeld stated this issue had not yet been addressed. Commissioner See was concerned as well with boaters, trailers, etc. in the summer months.

Commissioner Hughes agreed with the height, density, and parking issues and provided his feedback.

Chair Adams was pleased people were looking at Long Lake for development and felt this to be a great way to embrace density, along with the increase in economic activity, but struggled as well with the height, density, and parking issues which would require variances. He explained there would be a need for practical difficulties in order to grant these substantial variances. Chair Adams expressed his concern with the Fire Department's capabilities for an added development of this size. Mr. Threlkeld stated he had a conversation with the Fire Marshall regarding sprinklers and felt this issue could be resolvable. Mr. Threlkeld offered that part of a traffic solution would be to hire a consultant to evaluate the impact at intersections, etc., and develop a Travel Demand Management plan.

Commissioner Keating was struck by the great view of Long Lake and the park from the front view of the apartments, but expressed his concern for the marketability for tenants in the back of the building having a view of the shopping center. Mr. Threlkeld explained the development has a barbell "H" design, and stated that above the parking garage there would be an amenities deck, and the rear apartments would have the southern sun during the winter months. Commissioner Hughes asked what his thoughts were of the rendering shown in the Country Operational Plan guidance. Mr. Threlkeld explained this project is limited to the four lots stated in the purchase contract.

Land Use Attorney Lansing stressed this presentation was to be a concept plan discussion with the big picture being more discussions around the articulation if the building needs to be broken up in length. Mr. Threlkeld added the plan was thought about long and hard and

their opinion was the block should be mixed-use with increased density, as well as having commercial use on Wayzata Boulevard, as this would make more sense if there is a retail use with respect to the mixed use.

Commissioner Keating asked about the rental cost per unit. Mr. Threlkeld answered the alcove units would be approximately \$1,200/month, and the largest units would be approximately \$2,400/month. Commissioner See asked if the development would be rental only. Mr. Threlkeld answered in the affirmative. Mr. Threlkeld stated his intention was to make a collaborative effort in order to provide the best project. Chair Adams thanked him for his presentation and for considering Long Lake for this development.

OTHER BUSINESS

Council Liaison Report – Councilmember Skjaret provided an overview of the last month's activities, stating there were seven proposals received for the Virginia Avenue project with short-term and long-term plans, stating this will have a huge impact on Virginia Avenue. He reported residents have mixed thoughts about staying in the area, due to the many proposed plans over the last 15 years, and that there are currently two building up for sale. He reported on the status of the preliminary plat approval for the property located at 1070 West Wayzata Boulevard. He stated this item was tabled until the next meeting, due to the vote ending in a tie, with one member absent. He also reported on welcoming two new firefighters, as well as awaiting approval for a resolution to change the name of the Brown Road Bridge to honor Officer William Mathews.

Councilmember Skjaret reported the City renewed residential refuse hauler licenses, and that the City Clerk has been working to get rates published on the City of Long Lake website. He added work is being done on the Cooperative Agreement for the CR 112 Phase 2 Project, which will be wrapped up in 45 days. He reported that a Landscape Committee would be developed in order to determine which trees would be added into the grates that were placed for trees along the downtown area. Councilmember Skjaret reported there was a presentation with regard to water and sewer utility rates, which resulted in a decision to develop a structure of pricing as well as implementing a minimum fee for the long-term health of the water and sewer company. He added this will result in an increase in order to help with the deficit of the water and sewer fund, and that the new pricing structure would also encourage water savings plans. Chair Adams cautioned against a tiered pricing structure, as this may result in water and sewer pricing that could become too costly for businesses, which may scare businesses away.

Councilmember Skjaret also reported there was a presentation of the 2040 Comprehensive Plan requirement by the sector representative, where the Metropolitan Council reviewed tools available to assist in the update project. He reported the District 3 Representative for the Metropolitan Council, Jennifer Munt, introduced herself and offered support. He provided an update on the planning case for the development of the property at 1070 West Wayzata Boulevard, and stated the developer withdrew the PUD request and is moving towards a subdivision request.

Councilmember Skjaret reported that a public hearing was held with regard to a tax increase and they will now vote on the 2018 final levy and budget. Chair Adams stated this is one of the most efficiently run towns in the state and would not be opposed to the levy. Councilmember Skjaret stated there are many variables involved in running the City that

cannot be controlled, so at some point, he would like to adjust the levy this year. He added that with the State and Local Tax (SALT) deduction, this will have a huge effect on monies available from the State of MN and recognizes the need to adjust taxes now and re-evaluate for possible further adjustments at the end of 2018, if necessary.

He noted that this Thursday, staff will begin the first round of interviews for the Public Works Director position and that they have identified two strong candidates. He will provide more information as soon as next month. He reported that the CR 112 Project is still in process and will continue with construction and digging along the shoreline as long as winter weather permits. He ended noting that City Hall will be closed on December 25th and 26th.

Commission Member Business – Commissioner Hughes requested confirmation with regard to the donation of a memorial bench in honor of Wayzata Officer William Mathews. City Administrator Weske answered in the affirmative and reported they are in the process of deciding on the style of bench and where it will be placed, with the goal to pour concrete and place in the spring.

Staff Business – None.

ADJOURN

Commissioner See moved to adjourn the meeting at 7:26 p.m. Commissioner Hughes seconded. Ayes: all.

Respectfully submitted,

Scott Weske
City Administrator