



**CITY OF LONG LAKE
PLANNING COMMISSION MEETING MINUTES
February 13, 2018**

CALL TO ORDER

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

Present: Commission Members Adams, Miner, Hughes, See; City Administrator Weske; City Planning Consultant Lewis; City Attorney Thames.

Absent: Commissioner Keating

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 December 12, 2017 Planning Commission Meeting

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

OPEN CORRESPONDENCE

None.

BUSINESS ITEMS

A. Recommendation for Appointment of Planning Commission Chair and Chair Pro-Tempore Positions for 2018

NOTE: The Planning Commission is asked to make a motion recommending their selections for Commission Chair and Chair Pro-Tempore positions for 2018, with the final appointment to be made by the City Council.

Chair Adams presented. Commissioner Hughes nominated Commissioner Adams as Planning Commission Chair and Commissioner See nominated Commissioner Keating as Chair Pro-Tempore for 2018.

Commissioner Hughes moved to recommend the appointment of Planning Commission Chair Adam to remain as Planning Commission Chair, and to appoint Commission Member Keating as Chair Pro-Tempore for 2018. Commissioner Keating seconded. Ayes: all.

B. Planning Case #2018-01 / Request for Variance to Allow for Angle of Roof Mounted Solar Panels to Deviate by More Than 10% From Slope of Roof at 2285 Daniels Street (David Carbonneau, Ideal Energies)

Consultant Lewis presented an overhead map and reported the applicant is proposing to install roof mounted solar panels on the existing building at 2285 Daniels Street, which is located in the I-1 Industrial district where solar energy systems are a permitted accessory use. He reviewed the four zoning ordinance performance standards for roof mounted solar energy systems, noting the proposed installation complies with these standards with the exception of c. The solar panels shall be mounted to align with the slope of the roof, and shall not deflect more than ten (10) percent from the roof angle.

Consultant Lewis explained the intent of this provision is for aesthetic purposes to achieve a consistent slope for the panels and the roof line. The ordinance allows for the slope of the panels to deflect by up to 10 percent of the roof angle. Since the roof is a flat roof, the slope of the roof is 0 percent, which would only allow for the panels to have a 10 percent slope. He stated the applicant is proposing to install solar panels with a 17.9 percent slope so a Variance of 7.9 percent is required.

Consultant Lewis stated the panels would be installed on racks so the angle of the panels would be fixed. The proposed angle is desired in order to more directly orient towards the sun and achieve the most efficient energy production. The panels would be at least 6 feet from the edge of the roof and only 1.3 feet in height above the surface of the roof.

Consultant Lewis presented the five findings required to grant a Variance and staff analysis finding this application meets each criterion. He noted staff recommends the City Council approve the request of David Carbonneau, Ideal Energies, for Variance to allow for angle of roof mounted solar panels to deviate by more than 10% from slope of roof at 2285 Daniels Street.

David Carbonneau, Ideal Energies, was available for questions.

Chair Adams opened the public hearing at 6:38 p.m.

Chair Adams closed the public hearing at 6:39 p.m.

Commissioner See moved to recommend the City Council adopt Resolution No 2018-17 approving the requested Variance. Commissioner Hughes seconded. Ayes: all.

C. Planning Case #2018-03 / #2018-02 / Request for Preliminary Plat for Four Single Family Lots and a Variance to Allow Four Single Family Properties to be Served by a Shared Driveway at 1070 W. Wayzata Boulevard (Jim Koch)

Consultant Lewis presented an overhead map and past consideration by the City Council, noting that on December 5, 2017, the applicant withdrew the proposed plan requesting preliminary plat and rezoning to PUD for five single-family lots served by a private street. He explained the applicant has now resubmitted a revised plan requesting preliminary plat for four single-family lots and a variance to allow for all four lots to be served by a shared

driveway. Under the previous request, a rezoning to PUD was necessary because City only permits private streets to be approved as part of a PUD.

Consultant Lewis provided an overview of the requests, noting the subject 2.52-acre property is located at 1070 W. Wayzata Boulevard, contains a single-family home, and is currently zoned and would remain R-2 Lakeshore Single Family Residential District. This property is also within the Shoreland Overlay District of Long Lake, although not adjacent to the lakeshore. It was noted the property to the north and west are also zoned R-2, the property to the east includes Summit Beach in Orono, and the property to the south is zoned R-1 Single Family Residential.

Consultant Lewis explained the applicant is requesting approval of a Preliminary Plat to allow for four single-family residential lots with access from a proposed shared driveway connecting to Old Long Lake Road. City Code allows up to two single-family properties to be served by a shared driveway and curb cut so a variance is required.

Consultant Lewis presented details of the requested preliminary plat.

Consultant Lewis presented the five findings required to grant a variance and staff analysis finding this application meets each criterion. He noted staff recommends the City Council approve the request of Green Mavericks LLC, for approval of a preliminary plat for four single-family residential lots and a variance to allow for all four single-family residential lots to be served by a proposed shared driveway connecting to Old Long Lake Road.

Jim Koch, applicant, was available for questions.

Chair Adams opened the public hearing at 6:46 p.m.

Nancy Sugretti, Chowen Avenue in South Minneapolis, spoke for her absent parents who were not able to be at the meeting, Jane Davidson and Francis Kulacki, 1020 Old Long Lake Road. Ms. Sugretti stated she had spent much time in Long Lake and had been married there also. She stated her parents' objections to the project were primarily a public safety concern, noting that current situation is already dangerous, and will be more so if the driveway is serving seven homes. She added the likelihood of cars and confusion will be high, as well as pedestrians and traffic issues. She stated they feel the variance should be denied and her parents are requesting the development in their community be held to the highest standards, with adherence to the code. She added this will be in the best interest of the citizens of Long Lake.

Mary Clare Owen, 1030 Old Long Lake Road, stated she concurs with Mr. Kulacki's and Ms. Davidson's letter, read by their daughter, Ms. Sugretti, and would like the Commission to deny this variance.

Mike Feldmann, 1010 Old Long Lake Road, read the League of MN Standards criteria, with relation to the request. He added he has concerns for safety, as the intersection is challenged, and added that Orono also has echoed these safety concerns. He encouraged denial of the request by the Commission.

Jim Koch, owner, stated there is a safety issue here. He noted he had taken the feedback from the Commission and Council and now has come back with a new proposal, which

followed the recommendations of the Council. He stated he is hoping for a unanimous decision. He stated he eliminated the PUD, changed the shape of the subdivision, and made all the lots bigger, while also reengineering the drainage and adding treescapes. He noted the buildings will be back further and 21 trees will be added along the roadway, while he will also remove the cedar fence. He stated he also changed the surface of the driveway entrance, so as to ask for the variance for the one driveway, which he said is reasonable.

Commissioner See stated there is a safety concern here as the driveway come in at a 90-degree angle and it is difficult to see there.

Mr. Koch stated however, there is a stop sign there.

Commissioner See noted there was much discussion at the last meeting about drainage and water in basements. She asked Mr. Koch to explain how he plans to address this issue.

Mr. Koch stated he has done more engineering on the stormwater drainage adding this will all need to be reviewed and approved by the Watershed District as well. He stated he feels it is a good plan, noting it was reduced from a private road to a private driveway, which included a decrease in impervious surface, to assist with the drainage issue.

Commissioner See asked Mr. Koch if he now has a partner with the property ownership. He stated yes. Commissioner See asked also if Mr. Koch hopes to own one of the lots, and asked him which one. Mr. Koch stated he hopes to but has not yet chosen a lot for himself.

Commissioner See stated she is concerned about the easement to Long Lake, and is worried Mr. Koch will change his mind on this. She stated she has a slight hesitation on his sincerity, when he says he wants to be part of the community. She stated there are wetlands there, and Long Lake is the community jewel, which needs to be preserved. She asked if he is willing to give up the easement now.

Mr. Koch stated he is not going to give up the easement. He stated he is trying to be sincere, but if anything happened that the Commission did not agree with, he knows he would be back in front of them for review again.

Commissioner See stated that is correct, and he would be back in front of them for more questions, if needed.

Greg Long, no address given, stated there is a safety issue on street, and coming out of the driveway. He noted there is congestion there, and pointed out an alternative, which included having one curb cut to allow for two way traffic and stacking of vehicles. He added this would improve the flow of and eliminate all congestions in the easement area, and make this a good safe entry.

City Administrator Weske stated this had been proposed, however there is a concern about who would maintain that.

Mr. Long also noted the Fire Chief requires the houses be sprinkled and discussions with the fire chief are in process, to discuss emergency vehicle in and out access.

Chair Adams closed the public hearing at 7:09 p.m.

Chair Adams stated he did review the League of MN Standards and noted the following: He explained the City's role is limited even though a copy of the ordinance refers to hardships. He stated hardships are now called "practical difficulties" and in the 3-factor test, all factors must be satisfied.

1. Reasonableness – that owner will be reasonable in use. Chair Adams stated if this were in any other place in the City, there would be no issues, however these lots far exceed the minimums in every respect, so it seems what is being requested is reasonable.
2. Uniqueness – due to the property uniqueness, Chair Adams stated this is not the owner's fault. He stated this land is located on County Road 112, which limits it, so it can be argued that this is unique to the property.
3. Essential character – Chair Adams stated the property is residential, lakeshore property, and the plan will not alter the character of the neighborhood. He stated it is difficult to say this is not in compliance with the essential character of the location.

Chair Adams added he understands the safety issues here, but added this is a preliminary plat, and not yet final. He added the Commission needs to ask if these lots meet the standards adding he believes they do.

Commissioner Miner moved to recommend the City Council adopt a resolution approving the requested Preliminary Plat and Variance, and assured driveway and curb cut. Commissioner Hughes seconded. Ayes: all.

OTHER BUSINESS

Council Liaison Report - Councilmember Skjaret presented several items from recent Council meetings. He stated at the January 2 meeting, there were discussions about the Hwy 12 crossing on Greenway Circle and the Council did not support it, as it needs a controlled access, and flashing lights. He added it will be used more in the future by pedestrians and bicyclists, as it is a very active trail.

Councilmember Skjaret stated the Council also had a presentation from the Long Lake Waters group, noting they had previously applied for a grant for a carp management project, which was refused. He stated they previously sought \$250,000 to do an assessment of Long Lake's carp population and make improvements. The Long Lake Waters Association has now scaled back their carp management project idea and is looking for support from the City. He stated that their project scope continues to represent a big financial commitment for the City, but they are considering looking at debris removal within the lake possibly to facilitate future carp harvests.

He noted at the January 16 meeting, they finalized the hiring of a new Public Works Director, Sean Diercks, who started on February 2. He noted the Council is excited to have him here, and happy to have him on board. Mr. Diercks has more than decade of experience.

Councilmember Skjaret added at the EDA meeting they discussed the Virginia Avenue project, which needs to move along. He stated the Council also reviewed the 2018 city

goals, and thanked the Commission for their input. He stated there are goals around parks and recreation for this year.

At the February 5 meeting, Councilmember Skjaret noted they discussed a resolution updating water and sewer rates, and bond maintenance. The Council also sent out an all-city survey, which he asked them to complete.

Commissioner See noted there is no context related to the survey and there should have been additional information in the mail, and an explanation about the survey.

Commission Member Business – Chair Adams stated that John Dyvik is now in charge of an ad hoc committee regarding landscape projects with the turnback project. He asked if anyone on the Commission would like to participate on the ad hoc committee and if interested, they should contact Mr. Dyvik.

Mayor Marty Schneider thanked Planning Consultant Lewis for his time at the City and wished him luck in his new job. Planning Consultant Lewis thanked the Council and commission, noting his last day is Friday, and he will be working with the City of Jordan.

Chair Adams also thanked Planning Consultant Lewis, saying the Commission appreciated his guidance.

ADJOURN

Commissioner Hughes moved to adjourn the meeting 7:34 p.m. Commissioner Miner seconded. Ayes: all.

Respectfully submitted,

Scott Weske
City Administrator