



# Planning Commission

## Regular Meeting

~ Minutes ~

1408 Lake Street South  
Forest Lake, MN 55025  
[www.ci.forest-lake.mn.us](http://www.ci.forest-lake.mn.us)

Karin Derauf, Deputy City Clerk

Wednesday, February 23, 2022

7:00 PM

City Center - Council Chamber

### 1. Call to Order

Attendee Name	Title	Status	Arrived
Susan Young	Commission Vice-Chair	Present	
Paul Girard	Commission Chair	Present	
Kevin Miller	Planning Commissioner	Present	
Michael Kuehn	Planning Commissioner	Absent	
Justin Brink	Planning Commissioner	Present	
Geneva Kubal	Planning Commissioner	Present	

### 2. Roll Call

### 3. Pledge of Allegiance

### 4. Approve the Agenda

- Motion To:** Approve the Agenda

**COMMENTS - Current Meeting:**

Zoning Administrator Fuerst asked for item 9 to be removed from Agenda.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Susan Young, Commission Vice-Chair
<b>SECONDER:</b>	Justin Brink, Planning Commissioner
<b>AYES:</b>	Young, Girard, Miller, Brink, Kubal
<b>ABSENT:</b>	Michael Kuehn

### 5. Approve Planning Commission Meeting Minutes from January 26, 2022

- Motion To:** Approve Planning Commission Meeting Minutes from January 26, 2022

<b>RESULT:</b>	<b>ADOPTED [4 TO 0]</b>
<b>MOVER:</b>	Susan Young, Commission Vice-Chair
<b>SECONDER:</b>	Geneva Kubal, Planning Commissioner
<b>AYES:</b>	Susan Young, Kevin Miller, Justin Brink, Geneva Kubal
<b>ABSTAIN:</b>	Paul Girard
<b>ABSENT:</b>	Michael Kuehn

### 6. 1055 17th St SE – Variance (lot width and setbacks) Application

Interim Zoning Administrator Fuerst provided information on a variance request for the property located at 1055 17th St SE. He noted there are three variances for lot width and

side yard setbacks. He also noted that the 60-day period has been extended. He provided details on the variance request for the property located 1055 (subject property) and 1067 17th St. SE and a neighbor dispute over a small piece of land between the two properties. He noted that a conveyance of the property requires a variance due to the properties not meeting the standard zoning width.

He indicated that there has been two mailings and postings of a public hearing. He noted that only one comment was received regarding impervious surface. He stated that one variance will be to minimum lot width standard, the second variance is for setbacks on the principal structure, and the third variance is for setback to an accessory structure.

Commissioner Young commented on the number of structures on the property and noted that there are four structures. She also commented that in the past the City requires one of the structures to be removed in the event of non-conformance.

Interim Zoning Administrator Fuerst commented that he worked with the City Attorney on the findings of fact and noted that the hardship is considered the settlement resolution via the Court on the conveyance of the property. He indicated that Public Works and the DNR both reviewed the variances. He also noted that Staff is recommending approval of all three variances with the five conditions cited.

Commissioner Young asked about the variances as they relate to other sheds on the property and not just the structure labeled as shed no. 1. She also asked about removal of structures and building of new structures.

Linda Thompson, client (Cherie Schultz) representative of 1067 17th St SE, commented that if the variance is not approved there may not be a workable solution to the neighbor dispute.

Public Hearing opened at 7:24 p.m.

Public Hearing closed at 7:27 p.m.

1. **Motion To:** Approve Variance of 26.6 Feet to the 80-Foot Lot Width Standard to Permit a 53.4-Foot Wide Lot with the Five Conditions Cited and an Additional Condition of Requirement to Obtain a Fence Permit

**COMMENTS - Current Meeting:**

Commissioner Miller motioned to approve the variance with an additional condition of requirement to obtain a fence permit; seconded by Commissioner Young.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Kevin Miller, Planning Commissioner
<b>SECONDER:</b>	Susan Young, Commission Vice-Chair
<b>AYES:</b>	Young, Girard, Miller, Brink, Kubal
<b>ABSENT:</b>	Michael Kuehn

2. **Motion To:** Approve Variance of 1.5 Feet to the 10-Foot Side Yard Setback for a Principal Structure to Permit a 8.5-Foot Side Yard Setback for Such Structure with the Five Conditions Cited and an Additional Condition of Requirement to Obtain a Fence Permit

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Kevin Miller, Planning Commissioner
<b>SECONDER:</b>	Geneva Kubal, Planning Commissioner
<b>AYES:</b>	Young, Girard, Miller, Brink, Kubal
<b>ABSENT:</b>	Michael Kuehn

3. **Motion To:** Approve Variance of 5.9 feet to the 10-foot Side Yard Setback for an Accessory Structure to Permit a 4.1-Foot Side Yard Setback for the Accessory Structure Labeled "Shed 1" on the Widseth Survey Revised 1-25-2022 with the Five Conditions Cited and an Additional Condition of Requirement to Obtain a Fence Permit

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Kevin Miller, Planning Commissioner
<b>SECONDER:</b>	Justin Brink, Planning Commissioner
<b>AYES:</b>	Young, Girard, Miller, Brink, Kubal
<b>ABSENT:</b>	Michael Kuehn

## 7. Birchwood Estates/Eternity Homes - Preliminary Plat and Planned Unit Development

Interim Zoning Administrator Fuerst presented information on a preliminary plat and PUD for Birchwood Estates. He noted that the zoning district is MXR-1 and is being brought to the Planning Commission again with changes from the June 2021 presentation. He noted that the development will consist entirely of detached homes that will be single family lots and detached townhomes. He commented on the deviations as part of the PUD which included a mix of lot sizes being proposed, front, side, corner, and rear yard setbacks. He noted that the watershed is requiring mitigation of wetland 1. Interim Zoning Administrator Fuerst commented that 1.45 acres of parkland dedication is being proposed for the northeast corner of the subdivision along with approximately \$77,000 cash in lieu. He also commented on tree removal and landscaping requirements.

Commissioner Young commented on the townhome lots and the 15-foot space between each building. Fuerst noted that the spaces shown on the plat are the building pads and there will be a requirement to have a 15-foot space between the buildings. She noted that there have been significant changes since the first time the Planning Commission has seen the project and appreciated the developer making the updates.

John Anderson, representative of eternity homes, provided comments about the preliminary plat and PUD. He noted that they would like to start phase I of the project in the fall of 2022 and commented on the wetland 1 area and impacts to the proposed trail. He also made additional comments on setbacks, wooded areas, and additional trails.

Chair Girard asked about the streetscape and sidewalks on both sides of the street. John Anderson noted the additional cost for the developer to have sidewalks on both sides and commented that 5-foot sidewalks cost approximately \$7.00 per square foot and Forest Lake requires 6-foot sidewalks.

Public Hearing opened at 8:03 p.m.

Resident, Scott Johnson, commented that there will be a lot of traffic and asked about reducing the speed limit. Commissioner Young commented that the County has plans to account for the area but she doesn't know the County's timeline.

Resident, Julie Severson, asked if the streets will be private or public and who will maintain the trails. Fuerst noted that the streets will be public and the trails will be maintained by the City. Julie also commented on the speed of traffic in the area and asked about a plan for traffic and crossings. Commissioner Young noted that MNDot has jurisdiction over Highway 61 and will decide if traffic lights are installed for pedestrian crossings.

Public Hearing closed at 8:12 p.m.

Commissioner Miller asked about Staff recommendations and the example motions. Fuerst noted that there are two separate motions.

- Motion To:** Recommend to City Council the Approval of Birchwood Estates Preliminary Planned Unit Development Plan with Conditions 1 Through 4 Identified by Staff

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Justin Brink, Planning Commissioner
<b>SECONDER:</b>	Geneva Kubal, Planning Commissioner
<b>AYES:</b>	Young, Girard, Miller, Brink, Kubal
<b>ABSENT:</b>	Michael Kuehn

- Motion To:** Recommend to City Council the Approval of Birchwood Estates Preliminary Plat with Conditions 1 Through 4 Identified by Staff

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Geneva Kubal, Planning Commissioner
<b>SECONDER:</b>	Susan Young, Commission Vice-Chair
<b>AYES:</b>	Young, Girard, Miller, Brink, Kubal
<b>ABSENT:</b>	Michael Kuehn

## 8. Goodview Preserve Concept Plan

Interim Zoning Administrator Fuerst presented information on the concept plan for Goodview Preserve. He noted the property is slightly over 38 acres with sections of wetland. He also noted that the revised concept includes changes to the number of lots, lot widths, trails, trail connections, and storm water ponds. He also commented on the parkland dedication as 3.4 usable acres which exceeds the requirements. He also noted that this parkland area will be connected to an additional parkland area of a neighboring development. He commented that the next steps will be preliminary plat and PUD.

Commissioner Young asked questions regarding the lot sizes, lot setbacks, and impervious surfaces. She expressed concern that the ponds will be significantly sized for the potential runoff and noted that she would like the engineering team to pay particular attentions to the runoff and pond sizes.

The developer representative of Centra Homes provided setback information based on the lot sizes of 65 feet, 70 feet, and 80 feet. Chair Girard commented on the depth of the lots noting that they are smaller. The representative noted that some of the lots are 130 feet deep. Chair Girard noted that the lot sizes are about half of the standard. He asked about a tandem garage and the representative noted that the cars are parked front to back

instead of side to side. Chair Girard also asked about streetscape and noted that the only view of the front of the home is a door and a garage door with no home space. The representative commented that there will be some diversity of the twin homes in structure along with color.

Commissioner Miller noted that he agreed with Chair Girard's comments about the streetscape. He also commented that he would like to see elevations of the rear of the homes.

Resident, Rachel Golish commented about the lot sizes. Interim Zoning Administrator Fuerst noted that the MXR-1 area permits a much more varied style of housing such as twin homes. Rachel also asked about traffic control and where construction traffic would enter and exit for the project.

Resident, Julie Severson asked about sizes of lots 19 and 20, overflow parking, and commented on the number of twin homes in a very small area.

Commissioner Miller asked about association maintained homes. The applicant representative commented that the twin homes will be part of an HOA.

## 9. Planned Unit Development Discussion (Presented at Meeting)

Removed from the Agenda at the beginning of the meeting.

## 10. Other

Interim Zoning Administrator Fuerst noted that there are no items for the next meeting, however, there will be future discussions about development proposals soon.

Councilmember Monson commented that the joint workshop of the Council-EDA-DTC Group was cancelled last night and moved to Monday, February 28, 2022 at 5:00 p.m.

## 11. Adjourn

### 1. Motion To: Adjourn

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Kevin Miller, Planning Commissioner
<b>SECONDER:</b>	Justin Brink, Planning Commissioner
<b>AYES:</b>	Young, Girard, Miller, Kuehn, Brink, Kubal