



Planning Commission

Regular Meeting

~ Minutes ~

1408 Lake Street South
Forest Lake, MN 55025
www.ci.forest-lake.mn.us

Karin Derauf, Deputy City Clerk

Wednesday, March 23, 2022

7:00 PM

City Center - Council Chamber

1. Call to Order

2. Roll Call

Attendee Name	Title	Status	Arrived
Paul Girard	Commission Chair	Present	
Susan Young	Commission Vice-Chair	Present	
Kevin Miller	Planning Commissioner	Present	
Michael Kuehn	Planning Commissioner	Present	7:10 p.m.
Justin Brink	Planning Commissioner	Present	
Geneva Kubal	Planning Commissioner	Present	

3. Pledge of Allegiance

4. Approve the Agenda

Motion to: Approve the Agenda

Comments:

RESULT: ADOPTED [UNANIMOUS]
MOVER: Kevin Miller, Commissioner
SECONDER: JustinBrink, Commissioner
AYES: Girard, Young, Miller, Brink, Kubal
NAYS:
ABSTAIN:
ABSENT: Kuehn

5. Approve Planning Commission Meeting Minutes from February 23, 2022

Motion to: Approve Planning Commission Meeting Minutes from February 23, 2022

Comments:

RESULT: ADOPTED [UNANIMOUS]
MOVER: Susan Young, Commissioner
SECONDER: Geneva Kubal, Commissioner
AYES: Girard, Young, Miller, Brink, Kubal
NAYS:
ABSTAIN:
ABSENT: Kuehn



Planning Commission

Regular Meeting

~ Minutes ~

1408 Lake Street South
Forest Lake, MN 55025
www.ci.forest-lake.mn.us

Karin Derauf, Deputy City Clerk

Wednesday, March 23, 2022

7:00 PM

City Center - Council Chamber

6. Goodview Preserve – Concept Plan Review

Comments: Interim Zoning Administrator, Nathan Fuerst, provided information on the updated concept plan from Centra Homes. He noted that the developer provided a list of changes and explained that the development is surrounded by single family and multi-family uses. He also commented that there is a large wetland in the middle of the development which is driving some of their design. He noted that the updates include changes to lot width and depth, setbacks, and landscaping. He commented that the proposal includes 3.4 acres of usable parkland with 4.4 acres total with the included wetland. He noted that the Parks Commission has reviewed the plan and provided favorable feedback. Interim Zoning Administrator Fuerst indicated that the wetlands will include a buffer which will impact the wetland lots. He indicated that the next steps will include a preliminary plat and PUD. He also commented that there are a couple emails from residents who are expressing concern about the development.

Commissioner Young commented that she appreciates the changes and the placement of the twin homes, use of the natural features as dividing lines, and the mix of lot sizes. She commented that this is a much better design than the original plan that was reviewed.

Chair Girard asked about side setbacks between the twin homes. Interim Zoning Administrator Fuerst indicated that there is a commonly owned space between the twin homes so the required building-to-building setback is twenty (20) feet.

David Pattburg, Centra Homes, provided information about phases and noted that there would be phase I for grading and phase II for utility and roads.

Chair Girard asked about the design of twin homes. David noted that there would be a total of six (6) different elevations with a variety of colors. Chair Girard noted that a concept plan is not an action item that requires a vote from the Commission.

Commissioner Kubal asked about responding to the emails from residents. Chair Girard noted that emails are treated as they are in a Council Open Forum where residents have the opportunity to express their concern and comments but no feedback is given. Commissioner Kubal then asked about neighborhood meetings and providing feedback at that time. Interim Zoning Administrator Fuerst noted that there are requirements for neighborhood meetings as well as public hearings when a preliminary plat and PUD are presented. He also commented that neighbors surrounding the development will receive a letter notifying them of the meetings.

Commissioner Young commented that all the meetings are recorded and livestreamed. She noted that she mentioned at the beginning of the meeting that this is a concept plan and not being voted



Planning Commission

Regular Meeting

~ Minutes ~

1408 Lake Street South
Forest Lake, MN 55025
www.ci.forest-lake.mn.us

Karin Derauf, Deputy City Clerk

Wednesday, March 23, 2022

7:00 PM

City Center - Council Chamber

upon at this time. She also noted that the plan has changed to eliminate some of the density with greater space between structures.

7. Shadow Creek Estates – Concept Plan Review

Comments: Interim Zoning Administrator Fuerst provided information on the most current concept plan for Shadow Creek Estates. He noted that the last plan was seen at the November 2021 Planning Commission Meeting. He also noted a different alignment of the street and access. He commented that Washington County has requirements of the access being located at the current driveway of Shadow Creek Stables.

He commented that Block 1 in the northeast corner of the proposed plan has twenty-five (25) single family lots with standards of sixty (60) foot lot widths and approximately one hundred thirty-five (135) foot lot depths. Interim Zoning Administrator Fuerst stated that Block 2 in the southeast corner shows the agricultural homestead of Shadow Creek Stables with a commercial component which will continue to be a training facility for horseback riding. He commented that Block 3 in the southwest corner of the proposed plan consists of multi-family housing with approximately one hundred (100) units. Interim Zoning Administrator Fuerst indicated that the northwest corner, titled Outlot A, would not be developed initially. He noted that the developer is proposing forty-five (45) foot wide “villa lots”. He commented that only the multi-family portion of the plan meets the Comprehensive Plan guidelines and that an amendment for the Comprehensive Plan would be needed to align with the proposed uses and densities. Interim Zoning Administrator Fuerst cited the steps and processes necessary to amend the Comprehensive Plan. He also cited livestock requirements for agricultural land uses as it applies to horses. He noted that full cash in lieu is proposed for parkland dedication, trail connections has not been resolved at this time, and engineering is still being reviewed based on the revised plan.

There was discussion on the land use of the property. Commissioner Young asked about the use of the land and making the western side of the developable property all multi-family. She commented that the space the developer wants to use is packing too many types of uses into the land. She commented that she disagrees with the design of the concept plan.

Commissioner Kubal commented that there is only one crossing area on Highway 61.

Chair Girard commented on the number of units and parking spaces proposed and noted that a larger parking lot with additional spaces would be necessary. He also mentioned the notes on the drawing and commented that the single family units are actually townhome units. Interim Zoning Administrator Fuerst confirmed this is true. Chair Girard also noted lots on Block 1 and Block 3 are not clear for driveway access.



Planning Commission

Regular Meeting

~ Minutes ~

1408 Lake Street South
Forest Lake, MN 55025
www.ci.forest-lake.mn.us

Karin Derauf, Deputy City Clerk

Wednesday, March 23, 2022

7:00 PM

City Center - Council Chamber

Commissioner Kuehn commented on the trail that leads to the south would be in the middle of back yards. Zoning Administrator Fuerst commented that these are potential trails as the City wanted a connection made to the bituminous trail and Goodview Avenue N.

Commissioner Young expressed concern about setbacks and lot widths. Commissioner Brink commented on the lots in Outlot A and the difference between the new proposal and the previous one seen in November, 2021.

Todd Christianson, developer, commented on several concerns that were mentioned and noted that he will be moving into the farm as the personal owner. He commented on the width of the lots and driveways, and trails. He expressed his concerns about the trails and trail use, lack of villa homes, density as it pertains to the Comprehensive Plan, and the placement of the road and access.

Commissioner Kuehn commented on widening the sidewalk as opposed to putting in a trail in people's backyards. Chair Girard noted that the City width requirement for sidewalks is six (6) feet and the trail requirement is ten (10) feet.

Commissioner Young commented on the hardship exception for the access that the developer is claiming. She noted that this is property that the developer purchased knowing that it has specific zoning requirements. She also commented on the various types of uses and the request to "piece" the property as different types will be difficult. She commented on the long-term zoning of the Comprehensive Plan. Chair Girard commented that he would like to see full multi-purpose units on the western portion of the parcel. Interim Zoning Administrator Fuerst commented that if there are more units in Outlot A, it may meet some density requirements, however, there will still need to be Comprehensive Plan Amendment for that particular area. There was further discussion regarding how the district is zoned.

Chair Girard discussed the lot width and noted that the minimum is sixty-five (65) feet. He expressed concern over the proposed sixty (60) foot lot widths. Commissioner Young commented on the trails and sidewalks noting that the recommendation is to include those amenities as part of his plan.

Todd commented that he can bring back a revised concept plan showing the suggested changes. Commissioner Miller asked Todd how many horses he has at the farm and indicated there is not enough acreage. Todd noted that he has approximately twenty-eight (28) to thirty (30) horses. Commissioner Young indicated that there needs to be two (2) acres of grazable pasture per horse. Todd indicated he would be talking with Washington County about that. There was also discussion about modifications to the property in terms of the farm as well as necessary parking for the proposed apartments.



Planning Commission

Regular Meeting

~ Minutes ~

1408 Lake Street South
Forest Lake, MN 55025
www.ci.forest-lake.mn.us

Karin Derauf, Deputy City Clerk

Wednesday, March 23, 2022

7:00 PM

City Center - Council Chamber

8. Parkland Dedication Ordinance Amendment

Comments: Interim Zoning Administrator Fuerst presented information about potential ordinance amendments for parkland dedication based on the City of Burnsville legal case and a State level bill currently in Legislature. He briefly discussed several potential changes in a draft ordinance and noted that he received additional changes earlier in the day.

Commissioner Young commented that she would like to wait until the case with Burnsville is completed including appeals. She also expressed concern over some of the language in the draft ordinance regarding parkland dedication fees.

Chair Girard asked if the issue is the land or the fee. City Administrator Casey noted that it is both.

9. PUD's vs By-Right Zoning

Comments: Interim Zoning Administrator Fuerst continued the discussion of MXR-1 with highlights of PUD's versus By-Right zoning.

Commissioner Young commented on historical discussions about densities and land uses for the Comprehensive Plan, what was previously approved by former Council and submitted to the Metropolitan Council. There was additional discussion on the MXR-1 density standards. City Administrator Casey commented that the Planning Commission should interpret the attorney recommendations as not straying from the zoning standards and favoring utilization of PUD's. Interim Zoning Administrator Fuerst commented that there would be some compromises and cited a specific development, but indicated that granting PUD's just to allow for deviations should be avoided. He indicated that zoning codes should be amended appropriately to account for lot size minimums and densities rather than utilization of PUD's. There was discussion on lot sizes in relation to the real estate market. City Administrator Casey commented that the Commission should consider if they want to identify other zoning options such as MXR-2 or MXR-3 which could include more density. Commissioner Young requested a joint meeting with Council to discuss the needs and wants of developments in the city.

10. Other

Comments: Interim Zoning Administrator Fuerst commented that he is reviewing other developments including the Tietz Farm Development. City Administrator Casey commented about the Community Development Director position.



Planning Commission

Regular Meeting

~ Minutes ~

1408 Lake Street South
Forest Lake, MN 55025
www.ci.forest-lake.mn.us

Karin Derauf, Deputy City Clerk

Wednesday, March 23, 2022

7:00 PM

City Center - Council Chamber

Commissioner Kubal asked about existing buildings, blight, and code enforcement issues and if the Planning Commission is involved in those projects. Commissioner Young mentioned the Downtown Committee Group and the Downtown Plan. City Administrator Casey explained the process of code enforcement. Councilmember Monson commented on blight and enforcement. She noted that the enforcement is done by the Police Department and not necessarily a good use of their time. She suggested that if the community wants this, they have to be willing to pay for that service of enforcement. There was further conversation regarding code enforcement and the process that has to be followed as well as city owned property as access points to the lake.

Commissioner Kuehn expressed his concern about enforcement, the Wilcox property, a property on Clear Lake with a shed/fish house, and CUP on the Winnick's property.

11. Adjourn

Motion to: Adjourn

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Justin Brink, Commissioner
SECONDER:	Geneva Kubal, Commissioner
AYES:	Girard, Young, Kuehn, Miller, Brink, Kubal
ABSENT:	