



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, August 10, 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 | Absent | |
| Justin Brink | Planning Commissioner | Present | |
| Geneva Kubal | Planning Commissioner | Absent | |
| Don Stehler | Planning Commissioner | Present | |

3. Pledge of Allegiance

4. Approve the Agenda

Comments:

Motion to: Approve the Agenda

RESULT: ADOPTED [5 to 0]
MOVER: Don Stehler, Commissioner
SECONDER: Justin Brink, Commissioner
AYES: Girard, Young, Miller, Brink, Stehler
NAYS:
ABSTAIN:
ABSENT: Kuehn, Kubal

5. Approve Planning Commission Meeting Minutes from July 27, 2022

Comments:

Motion to: Approve Planning Commission Meeting Minutes from July 27, 2022



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RESULT: ADOPTED [5 TO 0]
MOVER: Justin Brink, Commissioner
SECONDER: Don Stehler, Commissioner
AYES: Girard, Young, Miller, Brink, Stehler
NAYS:
ABSTAIN:
ABSENT: Kuehn, Kubal

6. 7739 North Shore Cir N – Conditional Use Permit and Variance Request

Comments: Two variance requests for a 520 square foot accessory structure were presented for the property located at 7739 North Shore Cir N. Staff indicated the accessory structure currently exists on the non-riparian lot owned by the applicant. It was also noted that the applicant is requesting a retroactive conditional use permit for the accessory structure to be in compliance with the zoning code. Staff indicated that the requests for a conditional use permit and variance were heard at the September 12, 2018, Planning Commission Meeting and the item was tabled until a wetland delineation was completed. Staff noted that according to the October 10, 2018, Planning Commission Meeting Minutes, the request was withdrawn. Staff provided additional comments regarding the request, including information from the City Engineer and Comfort Lake Forest Lake Watershed District. Staff provided the findings of fact regarding the requests and recommended approval of the two variances and conditional use permit with four conditions.

Commissioner Young asked if the applicant is seeking a variance for an additional structure or the original accessory structure. Staff indicated it is the same original structure. Commissioner Miller asked about an accessory garage being built. Staff suggested clarification with the applicant. Chair Girard asked about the fill that was added to the non-riparian lot and if the watershed is requiring additional conditions. It was noted that the watershed is requiring that 500 square feet remain unmowed where the property is currently being mowed. Commissioner Stehler expressed concern about the orientation of the shed and setbacks.

Applicant, Curtis Keehr, clarified the 520 sq. ft. shed was the original shed, however, he is proposing a 16 X 12 foot shed. Commissioner Young asked when the shed was added to the property and the applicant responded by saying he added it during the Fall of 2019. Commissioner Young noted that the applicant withdrew his application in 2018, then built the accessory structure in 2019 anyway. There was further discussion about the accessory



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structure being built. Commissioner Stehler expressed concern over the structure being built after the applicant rescinded his application in 2018. Commissioner Young indicated that the applicant must have known about the zoning issue as he came before the Planning Commission about a variance. Chair Girard asked staff if the lot is unbuildable. Staff indicated that is it and that the fill which was added to the lot is what created the opportunity to build an accessory structure. Commissioner Young expressed concern over the ability of the Planning Commission to make decisions on these types of variances in the future by setting precedence on this application. Commissioner Miller also expressed concern over the presented diagrams that display inaccurate dimensions.

Public Hearing opened at 7:37 p.m.

No comments

Public Hearing closed at 7:39 p.m.

Commissioner Brink expressed concern about setting precedence if the application is approved. Commissioner Stehler commented that in 2018 this request was tabled for a proper wetland delineation and noted that they are essentially looking at the same thing now. Commissioner Young noted that she is reluctant to approve this application.

Motion to: Table the application and bring the Information Back to the Commission when there are Proper Measurements and Information for the Commission to Review.

| | |
|------------------|---------------------------------------|
| RESULT: | ADOPTED [5 TO 0] |
| MOVER: | Susan Young, Commissioner |
| SECONDER: | Justin Brink, Commissioner |
| AYES: | Girard, Young, Miller, Brink, Stehler |
| NAYS: | |
| ABSTAIN: | |
| ABSENT: | Kuehn, Kubal |

7. 2040 Comprehensive Plan Implementation

Comments: Community Development Director provided information on the Comprehensive Plan and noted that this Plan is reviewed every 10 years. She commented on the process of developing the plan and when it was adopted on April 13, 2020. She explained the



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overarching goals of the plan including protection of natural resources, parks and recreation opportunities, guidance of land use and to manage growth, to plan for an effective transportation system, and to create and expand opportunities for employment growth. She indicated that the City has zoning and subdivision ordinances that need update. She indicated that the implementation chapter of the Plan includes reconciling the inconsistencies between current zoning ordinances and the intended future land uses. She commented on the need for certain zoning code changes, which included mixed residential district alteration, review of the Hwy. 61 Corridor and mixed use categories, and the creation of districts that align with public institutional and park and open space future land use. Community Development Wittman provided further comments on the Comprehensive Plan and future implementation strategies. She also noted that the next conversations of the Planning Commission will focus on code amendment processes.

8. Other

Community Development Director Wittman commented on the Commissions Training on September 14, 2022.

Deputy City Clerk Derauf provided information on elections.

Commissioner Miller asked for clarification about the item that was tabled during the meeting. He also asked about interconnections of water with other communities.

9. Adjourn

Motion to: Adjourn

| | |
|------------------|---------------------------------------|
| RESULT: | ADOPTED [5 to 0] |
| MOVER: | Don Stehler, Commissioner |
| SECONDER: | Susan Young, Commissioner |
| AYES: | Girard, Young, Miller, Brink, Stehler |
| ABSENT: | Kuehn, Kubal |