

**PLANNING COMMISSION
MINUTES
April 12, 2006**

The meeting of the Maple Lake Planning Commission was called to order at 7:02 p.m. by Chairperson Grant in the Council Chambers of the City of Maple Lake.

MEMBERS PRESENT: Bell, Rivers, Ribaldo, Northenscold, and Grant

ABSENT: None.

STAFF PRESENT: City Attorney Rhonda Pagel and Deputy Clerk Lee Ann Yager.

Approval of Minutes

A motion was made/seconded/passed, (m/s/p), Northenscold/Bell, to approve the February 21, 2006 Planning Commission minutes.

Public Hearing – Connie Schauf, Interim Use Permit.

The regular meeting closed and the public hearing opened at 7:03 p.m. to consider the Interim Use Permit under Section 23.05, Subd. 1, for the application of Connie Schauf to operate a beauty salon from her home to be located at 1070 Forest City Blvd., PID #110-053-001140, in an R-2, Low Density Single Family Residential District. Connie was present to discuss her application request. She currently has a salon in town. She plans on building a modified two story home with a 3 car garage in the Happy Knoll 2nd Addition and would like to have her shop out of her home. Special provisions will be provided for including required ventilation, separate entrance, and additional plumbing and fixtures required by the State. She will have no employees and has her existing clientele. She would have minimal deliveries as she picks up her own products. She would like a small sign on/by her mailbox until her clients know her location. A discussion was held regarding the difference between Conditional Uses and Interim Uses.

There was no one in attendance and no public comments were received. The public hearing closed and the regular meeting opened at 7:21 p.m. A motion was m/s/p, Northenscold/Ribaldo, to recommend to the City Council approval of the Interim Use Permit for Connie Schauf to operate a beauty salon in her home to be located at 1070 Forest City Boulevard with the following conditions: 1) parking to be off-street only with a maximum of 3 cars; 2) signage allowed per the zoning ordinance; 3) waste provision as outlined in recommendation form; 4) noise provision as outlined in recommendation form; 5) annual State compliance review and initial license & inspection to be copied to the city; 6) limit to 1 work station; 7) hours of operation to be 9 am to 8 pm Monday through Saturday; 8) Interim Use Permit to terminate upon applicant's sale of or move from the property.

Cedar Bay Business Park – Revision to Final Plat.

Bill Durkop was present to discuss the revisions to the final plat of Cedar Bay Business Park. The changes were as follows: 1) ownership will change from a deeded subdivision to a

condominium; 2) recording of final plat not necessary as buildings must be in place to plat a condominium; 3) rotation of fire wall to meet fire code; 4) addition of a continuous frost footing; 5) exterior siding will change from EFIS to Hardiplank; 6) shingled roof per fire code/building inspector approval; 7) change construction from post frame to traditional stick frame because of footing change. A motion was m/s/p, Ribaud/Rivers, to recommend to the City Council approval of the revision to the Final Plat of Cedar Bay Business Park as outlined in applicant's submittal along with all of the previous approval requirements of the original Final Plat, not inconsistent here with.

Final Plat – Chamberland 2nd Addition.

This addition is the location of the proposed new city hall. The platting of the property is to combine several smaller lots into one large lot, and to define easements. No variances will be needed. A discussion was held on the development process of a property. A motion was m/s/p, Ribaud/Northenscold, to recommend to the City Council approval of the final plat of Chamberland's 2nd Addition as submitted and based on recommendation of Planner's memo dated 4/10/06.

Continuation of Zoning Ordinance Amendment – Section 46, Off-Street Parking.

This item had been tabled from the December, 2005 meeting. When the Zoning Ordinance was redone, there were some provisions with stall lengths that were not realistic and have come to light as site plans are being reviewed. It was suggested that insurance companies and the local striping company be contacted if they have information on parking regulations. Members will also do some investigating of sites, and Pagel will get minimum stall lengths from other cities. Pending building projects could be reviewed again if the ordinance does change. A motion was m/s/p, Grant/Ribaud, to table until next regular meeting so further information can be obtained.

Other Business

A discussion was held regarding a Chamber of Commerce resolution passed on April 6, 2006. The resolution supports and encourages the enforcement of ordinances regarding debris, outside storage and unlicensed vehicles on commercial property. Pagel explained the process the city goes through on nuisance violations which is a lengthy process. She stated the Council will be holding its annual spring tour on May 16th and violation letters are sent out following the tour. Pagel further stated that the County Attorney's office has sent out a memo regarding prosecuting ordinance violations through the Sheriff's office. More information will be given as it becomes available.

Adjournment

A motion was m/s/p, Ribaud/Bell, to adjourn at 9:04 p.m.

Attest,

Deputy City Clerk