

**PLANNING COMMISSION
MINUTES
May 10, 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 April 12, 2006 Planning Commission minutes.

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

Ribaldo presented information from several insurance companies that insure larger companies like Wal-Mart. The consensus of the insurance companies was parking stalls should be not smaller than 9 feet in width, 19 feet in length and no less than 24 feet for aisle width. Rivers could not reach any striping companies, but measured the following businesses in Buffalo: Menards – stalls 18 feet long, 10 feet wide, aisle width 30 feet; Target – stalls 18 feet long, 8.5 to 9.6 wide, aisle width 26 feet; Buffalo Legion – stalls 18 feet long, 10 feet wide; Cub – 18 feet long, 9.5 feet wide, 24 foot aisle width.

A motion was m/s/p, Ribaldo/Rivers, to recommend the City Council amend Section 46, Off-Street Parking per Dean Johnson's memo dated December 8, 2005as follows: 1) 46.04, Subd. 1, H to modify the stall lengths as follows: 90 degree – 20 feet; 75 degree – 21 feet; 60 degree – 23 feet; 45 degree – 25 feet; 0 degree – 25 feet; 2) Section 46.06, Subd. 9 (funeral homes) – 1 stall per 3 seats; 3) Section 46.06, Subd. 13 (manufacturing, etc) 1 space per employee on largest shift; 4) Section 46.06, Subd. 16 (multiple family) Structures containing up to 8 units shall have 2 garage spaces per unit plus 2 surface stalls per unit. Structures with greater than 8 units shall have 1 garage space per unit plus 2 surface stalls per unit; 5) Section 46.06, Subd. 21 (restaurants) 1 space per 3 seats plus 1 space per employee on the largest shift; 6) Section 46.06, Subd. 27 (single and two family) 2 surface parking stalls per unit, plus 2 garage stalls per unit.; 7) a new category Section 46.06, Subd. 27 (Central Business District) the City may modify minimum parking requirements in the B-1 District, if it is determined that the use is consistent with the purpose of the district and the combination of off-street parking and available street parking is sufficient to accommodate the use.

Zoning Ordinance Amendments

The regular meeting closed and the public hearing opened at 7:51 p.m. The following sections of the Zoning Ordinance were reviewed: 1) Setback Standards from State and County Roads in all Districts; 2) Section 2, Definitions, adding Survey and Coping; 3) Section 23, R-2, Low Density

Single Family Residential to add Duplexes as a Conditional Use; 4) Section 26, Mixed Residential District (MXR) to add provisions for all of Section 12, General Requirements, and Subsection 26.02 adding Multi-Family up to 4 Units; 5) Section 30, Light Industry, to add Day Care Center as a Permitted Use; 6) Section 40.14 Subd. 1, to include all Districts; and 7) Section 56, Swimming Pools.

There was no one in attendance and no public comments were received. The public hearing closed and the regular meeting opened at 8:11 p.m.

A motion was m/s/p, Ribaudó/Bell, to amend the chart for setback standards to be from the centerline of State and County Roads in all zoning districts.

A motion was m/s/p, Grant/Ribaudó to take no action to add duplexes as a Conditional Use Permit to the R-2, Low Density Residential District.

A motion was m/s/p, Grant/Ribaudó, to add provisions for all of Section 12, General Requirements to Section 26, MXR, and adding Multi-Family up to 4 Units to Subsection 26.02.

A motion was m/s/p, Northenscold/Rivers, to amend the Section 40.14 Miscellaneous Nuisances Subd. 1 to read: In all districts, any vehicle of a type requiring a license to operate on the public highway stored or kept outside shall display a current license at all times. Ribaudó and Bell opposed.

A motion was m/s/p, Ribaudó/Grant, to amend the Section 56, Swimming Pools to include: 1) portable/temporary pools are exempt from regulations and may be installed from May 1st to Sept 15th; 2) pools that are permanent or semi-permanent, regardless of size must be fenced; 3) Section 56.03 to add: Complete plans and specifications for the pool are required; 4) Section 56.04 to apply to any pool for which a permit is needed; 5) Miscellaneous requirements to include: a) The conduct of persons and the operation of pools shall be the responsibility of the owner or the tenant of the subject property and such conduct of persons and operation of the pool shall be done in such a manner so as to avoid any nuisance or breach of the peace; b) Any outdoor lighting of the pool or pool area shall be designed and installed so that the fixture is enclosed on all sides except the bottom and no light shall shine directly on any other property or right-of-way; c) Filling pools from fire hydrants or other public facilities shall be prohibited without prior approval of the director of public works.

Section 2, Definitions, adding Survey and Coping was tabled until the next meeting, and Daycare as a permitted use in I-1, Light Industry was tabled until additional information could be received from other cities and consultants.

Other Business

Rivers stated that not all buildings in town display a property address. A motion was m/s/p, Grant/Ribaudó, to recommend a message be put on the utility bills reminding property owners to display addresses.

Rivers is hosting a meeting for people concerned with crime in the area. The meeting will be held on Monday, May 15, 2006, at 3:00 p.m. at 207 Maple Avenue South.

Adjournment

A motion was m/s/p, Northenscold/Bell, to adjourn at 9:16 p.m.

Attest,

Deputy City Clerk