

**PLANNING COMMISSION
MINUTES
August 9, 2006**

The meeting of the Maple Lake Planning Commission was called to order at 7:00 p.m. by Chairperson Grant in the Council Chambers of the City of Maple Lake.

MEMBERS PRESENT: Grant, Bell, Rivers, Ribaldo, and Dircks.

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), Ribaldo/Bell, to approve the June 14, 2006 Planning Commission minutes.

Public Hearing – Rezoning, Angelus Village

The regular meeting closed and the public hearing opened at 7:01 p.m. to consider the re-zoning request for Angelus Village, from Ag District to MXR, Mixed Residential District. The property is located north of Donald C. Jude's 1st Addition, PID 110-500-313101, 110-500-313100, 110-500-314300, as represented in the approved Preliminary Plat. DeDe Kron of Surveying & Engineering Professionals was present representing the 107.8 acre development. She stated the development is consistent with the Comprehensive Plan as MXR, Mixed Residential. The developer will be bringing the first phase of Final Plat to the Planning Commission in September. Three people were in attendance from the public. Thelma Vandergon, 300 8th Street NW, questioned if there would be any homes directly north of her. This is in the flight zone and also is under wetland preservation, so there won't be any homes built in this area. Her husband, Vern Anderson, questioned the weeds in the wetland area. The developer is responsible for controlling the weeds. Jan Neu, 731 Robert Ave N, questioned road access and whether Pete Mavencamp's property was included in the re-zoning request. The road locations were explained and it was explained that none of Mavencamp's property was included. Rivers stated that he feels this land would be more suitable for industrial use. The public hearing closed and the regular meeting opened at 7:20 p.m.

A motion was m/s/p, Ribaldo/Bell, to recommend the City Council rezone Angelus Village, north of Donald C. Jude's 1st Addition, PID 110-500-313101, 110-500-313100, 110-500-314300, from AG District to MXR, Mixed Residential District as it is consistent with the Comprehensive Plan and in the best interest of the City.

Continuation of Zoning Ordinance Amendment – Section 30, Daycare in I-1, Light Industry District.

Yager provided a list of surrounding cities and the zoning districts where daycares are allowed. Rivers stated he doesn't think that we should be looking at what other cities do, but should be a leader by doing what we think is best. This item will be addressed at the next regular meeting.

Other Business

Ribaldo stated that she felt the purpose of the Planning Commission is to hear public input and to uphold the ordinances and Comprehensive Plan, and that personal opinions should not be a part of the decisions.

Adjournment

A motion was m/s/p, Dircks/Bell to adjourn at 7:27 p.m.

Attest,

Deputy City Clerk