

**PLANNING COMMISSION  
MINUTES  
August 15, 2007**

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

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

ABSENT: Ribaud.

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

OTHERS PRESENT: John L. Gagnon, Deb Geyen, Bob Neuman, Lynn Schacht, Maria Metz, Bob Metz, Ted Mavencamp, and Ruth Morin.

**Approval of Minutes**

A motion was made/seconded/passed, (m/s/p), Rivers/Bell, to approve the July 11, 2007 Planning Commission minutes.

**Public Hearing – Thomas Elsenpeter Rezoning**

Thomas Elsenpeter was present to request rezoning of his property located at 416 North Street East from R-1, Urban to B-2 Highway Business, to allow used car sales on his lot. In checking with State requirements, he stated he is required to have a sales office with a handicapped restroom. He intends to use his home for a sales office and install a handicapped bathroom in his garage rather than an accessory building. This would require his whole lot to be rezoned. He plans on accessing his car sales area through the east end of the barricaded North Street. The regular meeting closed and the public hearing opened at 7:05 p.m. A lengthy discussion was held addressing the following concerns: dead end portion of North Street East was never vacated which would require petitioning the city; the use of Rob's Upholstery parking lot not having more traffic coming in and out; the dead-end portion was created because of the intersection with Elm and Highway 55 being unsafe; no control over future development if property was rezoned; specific screening would be required abutting a residential use; class 5 planned for parking area for cars which may not be compliant with zoning ordinance; possible spot zoning; city requirements don't necessarily satisfy state requirements for a dealer's license. Dean Johnson's memo to the Planning Commission stated that any consideration of rezoning should be accompanied by an amendment to the Comprehensive Plan. Pagel stated Johnson's memo did not address Section 40.04 for exterior merchandise being displayed for sale might require more than class 5 for the parking lot. An Interim Home Occupation Permit might be a method to allow businesses which could limit the request to that property owner for a specific time and could set other conditions if this would satisfy the State requirements. The public hearing closed, and the regular meeting opened at 7:57 p.m. A motion was m/s/p, Northenscold/Rivers, to recommend the City Council deny the application of Thomas Elsenpeter to rezone his property from R-1 to B-2 because it is inconsistent with the Comprehensive Plan and due to safety concerns and per recommendations of memo of Dean Johnson dated 8/9/07.

**Continuation of Sign Ordinance Revisions**

The Commission reviewed definitions a-f. The Commission will resume reviewing definitions at its next meeting starting with "g."

**Other Business**

None

**Adjournment**

A motion was m/s/p, Bell/Northenscold to adjourn at 9:28 p.m.

Attest,

Deputy City Clerk