

**PLANNING COMMISSION
MINUTES
September 12, 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, Ribaldo, and Northenscold.

ABSENT: None.

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

OTHERS PRESENT: Maureen McClanahan, Tim & Debra Nabours, John Gagnon, Rebecca Mavencamp, Joe Weber, Thomas Elsenpeter, and Dean Hoglund.

Approval of Minutes

A motion was made/seconded/passed, (m/s/p), Northenscold/Rivers, to approve the August 15, 2007 Planning Commission minutes.

Public Hearing – Frank Dean, LLC – Interim Use Permit for Sign

Dean Hoglund was present to request an Interim Use Permit to place a sign larger than 60 square feet at the building located at the retail center located at 220 State Highway 55 Street West, PID #110-033-001060, in a B-2, Highway Business District. The regular meeting closed and the public hearing opened at 7:01 p.m. Hoglund stated the height of the proposed sign is 18' tall by 10.5' wide with 107 square feet of advertising area. The sign he is proposing is similar to the Edina Realty sign in Annandale which is 15' tall by 11' 1" inch wide and 10 feet wide at the base. The sign will have internal lighting and is made of aluminum and mylar. Tim Nabours of Nabours Novelty was present questioning if the sign will block traffic view. Rivers was also concerned about blocking visibility. Hoglund will work with the city engineer on placement of the sign for visibility and easements. Pagel stated Byron Tilus contacted her as he could not attend the meeting and stated his and Blizil's Repair customers are having problems knowing where to access their property and wondered if they could put their business name on the sign. The public hearing closed and the regular meeting opened at 7:22 p.m. A motion was m/s/p, Ribaldo/Northenscold, to recommend the City Council approve the sign request of Frank Dean, LLC with the following conditions, the dimensions be as presented (minor style changes from the application are permitted), no spot or beamed lighting, decorative rock & shrubs must be placed around the base of sign, the applicant shall work with city staff on placement of sign, and the Interim Use Permit shall expire when the site is no longer occupied by the retail center.

Public Hearing – Thomas Elsenpeter Rezoning/Interim Use Permit

Thomas Elsenpeter was present to request rezoning Lots 13 through 16, Block 2, Lake Drive Addition from R-1, Urban Residential District to B-2, Highway Business District 416 North Street East, PID #110-018-001070 & 001150, and an Interim Use Permit for an interim home occupation. Elsenpeter withdrew his previous request for rezoning the entire lot to B-2 and chose to reapply with a request to only rezone a portion of his lot. The regular meeting closed

and the public hearings for both requests opened at 7:31 p.m. Comments from the public were received as follows: John Gagnon opposed due to safety concerns and potential accidents with customers stopping along Highway 55; Rebecca Mavencamp opposed the request due to traffic concerns and effect on neighboring property values; Maureen McClanahan opposed the request citing concerns regarding parking, traffic, signage, aesthetics, office on residential property, and future use; Joe Weber opposed the request and was concerned about access and safety; Bob and Maria Metz submitted a written comment (which was verbally summarized during the public hearing) stating they were opposed to the rezoning because of increased traffic in the area and on the corner of Highway 55 and Elm Avenue, having a used car lot across from them, increased traffic on Rose Avenue if his entrance was missed, and felt it would go against the Comprehensive Plan by spot zoning. A lengthy discussion was held regarding the following: vehicles parking along Highway 55 to view cars; safety concerns and near-accidents; school zone area; increased traffic, future use of land; visibility when Rob's Upholstery has trucks parked; proposed office being on residential property; concerns of an unattended car lot; and people accessing the lot from Rose Avenue. Elsenpeter stated he wouldn't generate as much traffic as the vegetable stand across the street or kids in the neighborhood. The public hearing closed, and the regular meeting opened at 8:16 p.m. Pagel stated his request could not be granted without an amendment to the Comprehensive Plan and the Zoning Ordinance which would require additional public hearings. The Planning Commission also discussed concerns regarding traffic and safety and whether the requested use was appropriate for a residential area and fit the definition of interim home occupation. Specifically, the Planning Commission determined that this type of use changed the nature of the residential use and had more than a minimal exterior indication of the business use. Consequently the request did not meet the requirements of an Interim Home Occupation.

A motion was m/s/p, Ribaldo/Northenscold, to recommend the City Council deny the interim use permit for an Interim Home Occupation based on the fact that it is not compatible with the Comprehensive Plan, does not meet the requirements of an Interim Home Occupation and the other findings as outlined in the Planning Commission Report of Recommendations.

A motion was m/s/p, Bell/Grant, to recommend the City Council deny the rezoning request as it is inconsistent with the Comprehensive Plan and is not in the best interest of the City.

Continuation of Sign Ordinance Revisions

The Commission reviewed definitions g-s. The Commission will resume reviewing definitions at its next meeting starting with "t." The Commission will also review provisions for each zoning district at that time.

Other Business

None.

Adjournment

A motion was m/s/p, Bell/Ribaldo to adjourn at 9:50 p.m.

Attest,

Deputy City Clerk