

SPECIAL COUNCIL MEETING
CITY OF CROSSLAKE
TUESDAY, FEBRUARY 10, 2004
1:00 P.M. – CITY HALL

The City Council for the City of Crosslake met in the Council Chambers of City Hall on Tuesday, February 10, 2004 at 1:00 P.M. The following Councilmembers were present: Mayor Darrell Swanson, Irene Schultz, Dean Eggena and Dick Phillips (arrived at 1:06 P.M.). Also present were Planner – Zoning Coordinator Maggie Leach, Community Development Director Ken Anderson and Cindy Holden, resident.

Call to order. Mayor Swanson called this Special Meeting to order at 1:04 P.M. The Mayor requested Community Development Director Anderson to provide a summary of what he would like to accomplish at this meeting. Mr. Anderson indicated that he would like the Council to review the Pine River use designation, the proposed land uses for Planned Growth Area #2, and the proposed land uses for Planned Growth Area #3. Anderson indicated that a property owner with property abutting the Pine River, which is accessed from Lots on Riverwood Trail has requested to combine three existing platted lots into two lots. It is his intention to keep one lot and sell the remaining lot. The Council requested Planner – Zoning Coordinator Maggie Leach to provide additional background information.

Ms. Leach reported that the Pine River is currently classified as a Forested River. As a result, the setbacks and lot size requirements do not allow the property owner to combine the subject parcels. Staff was concerned that the classification for the river may not be appropriate for the size of the existing platted lots as well as the current availability of municipal sanitary sewer. Ms. Leach explained that the only other classification for rivers and creeks in the City of Crosslake were Tributary Rivers, which included Daggett Brook and all other streams. In reviewing the possible river classifications, staff noted that an Urban River classification may be appropriate for a portion of the Pine River located immediately south of the U.S. Army Corps of Engineers Dam. Councilmember Eggena indicated that he would prefer the City not to further develop the Pine River. He would like to see the river stay natural and wild as opposed to being developed. He would propose drawing a line between the existing developed portions and the more natural conditions that exist further south on both sides of the Pine River. Terry Curtis, a resident and member of the Planning and Zoning Commission and Long Range Planning Commission, was present and indicated that the section line might be appropriate because of topography at that location. Mayor Swanson indicated that the section line cuts across Char Curtis' property and that the use of the sanitary sewer and availability of that to the adjoining properties should count for something. Maggie Leach indicated that the rationale for using the section line is based on the existing land use on both sides of the Pine River. She also noted the river classification could be changed at any time and the Urban River classification could be expanded in the future.

Further discussion ensued. The Council discussed the classification for Daggett Brook and reviewed other potential river classifications in the City of Crosslake. Consensus was to leave Daggett Brook as a Tributary River classification and to request the Urban River classification for the Pine River between the Federal Dam and the south line of Section 21. This process will be initiated upon adoption of the Comprehensive Plan. The change in river classification must be approved by the DNR Commissioner. The Council also briefly discussed the pre-existing use and non-conforming lot criteria existing within Chapter 8 of the City Code.

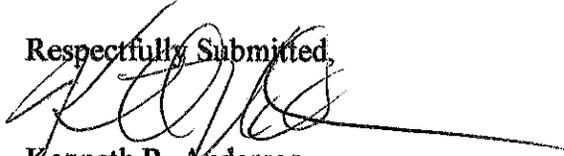
In reviewing the land use designations for Planned Growth Area #2, Ken Anderson explained that the golf course and surrounding properties were currently shown with an Urban Density Residential land use classification. It was determined that other options would include a special zoning designation as Open Space or Commercial District or other type of residential land use for the golf course. The Council noted that the Urban Density Residential land use designation allowed lots as small as 20,000 square feet. In Area #2, the Council thought it would be more appropriate to have 40,000 square foot lots east and north of CSAH #3 and have a Rural Residential designation (which has a minimum lot size of 5 acres) in other areas where the land had already been cleared. It was determined that these would be ideal sites for hobby farms, horse breeding and for other associated uses. The Council requested that Anderson do further research on potential land use designations and the layout of the fairways for the golf course.

Discussion ensued on other properties along County Road 66 between Planned Growth Area #1 and Planned Growth Area #2. The Council directed that the Log Church property be designated from public/semi-public to commercial property, that the Crosslake Communications Phone Company property be re-designated public, and the Catholic Church property at the intersection of County Road 66 and Swann Drive be re-designated from public/semi-public to commercial. Furthermore, the Council determined the property acquired by the Catholic Church adjacent to County Road 37 should be designated low density residential. The property adjacent to Swann Drive and the Town Square area was determined to be most appropriate with an urban density residential land use designation.

Discussion followed at length regarding the property currently owned by Terry Curtis. The discussion centered on a realization that the highest and best use may be commercial, but the Council expressed a desire to avoid further commercial designations south from the Town Square area along CSAH #37. The Council indicated the commercial designation may be appropriate only along CSAH #3. Potential waterfront commercial designation was also discussed for this property. It was agreed that Mr. Curtis would get a survey of the property to the Community Development Director so that a proposal could be discussed at the next Comprehensive Plan review meeting.

The Mayor indicated that progress was made at the meeting and it was his intention that Planned Growth Area #4 would be reviewed by the Council at the next meeting scheduled for February 17, 2004. A MOTION WAS MADE BY DICK PHILLIPS, SECONDED BY DEAN EGGENA TO ADJOURN THE MEETING AT 3:05 P.M. MOTION CARRIED WITH ALL EYES.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'K. Anderson', with a long horizontal line extending to the right.

Kenneth R. Anderson
Community Development Director