

SPECIAL JOINT MEETING AND PUBLIC HEARING OF
OF
CITY COUNCIL
AND
PLANNING AND ZONING COMMISSION – BOARD OF ADJUSTMENT
CITY OF CROSSLAKE
FRIDAY, APRIL 23, 2004
9:00 A.M. - CITY HALL

Pursuant to due notice and call, the Council for the City of Crosslake and the Planning and Zoning Commission met in Joint Session on Friday, April 23, 2004 at 9:00 A.M. at City Hall. The following Councilmember's were present: Mayor Darrell Swanson, Dean Eggena, Bettie Miller, Irene Schultz, and Dick Phillips. Commissioners in attendance: Chairperson Nancy Koch, Jack Huber, Olaf Olsen, Dick Dietz, and Terry Curtis. Also present was Community Development Director Ken Anderson, City Administrator Tom Swenson, City Attorney Paul Sandelin, Public Works Director Ted Strand, General Manager Dennis Leaser, Operations Manager Jared Johnson and Clerk/Treasurer Darlene Roach. There were six individuals in the audience.

Mayor Swanson called the Council to order at 9:00 A.M. and Chair Koch called the Planning and Zoning Commission to order.

Mayor Swanson noted that the Council has two items to consider prior to going into the joint session with the Commission.

Commissioner Jack Huber was recognized with a certificate of appreciation for his service to the City in conjunction with the Comprehensive Plan.

A moment of silence was observed in memory of Dru Sjodin.

1. Approval of bills – MOTION 04S2-01-04 WAS MADE BY IRENE SCHULTZ AND SECONDED BY BETTIE MILLER TO APPROVE THE BILLS FOR PAYMENT AS SUBMITTED IN THE AMOUNT OF \$57,310.08. MOTION CARRIED WITH ALL AYES.
2. Specifications for Quotes for Sewer Connections/Septic Abandonment and Meter Installations - Approval was requested to obtain quotes to connect City properties within the Phase I sewer area to sanitary sewer and install water meters and perform tank abandonment. Previously the Council authorized that sealed bids be taken for this work, however, quotes would allow the contractors to meet with Staff to review what work was needed and ask any questions. Bids would require very detailed specifications and require a considerably longer time period. Since the cost is under the State requirement for bidding, quotes are preferred by Staff. Councilmember Phillips inquired as to how contractors would be notified of the work and Public Works Director Ted Strand stated that letters would be sent to all contractors listed in the telephone book who do this type of work. MOTION 04S2-02-04 WAS MADE BY IRENE SCHULTZ AND SECONDED BY DICK PHILLIPS TO RESCIND THE PREVIOUS MOTION APPROVED BY THE COUNCIL AUTHORIZING THE TAKING OF BIDS BY CONTRACTORS

FOR CONNECTION TO THE SANITARY SEWER FOR MUNICIPAL PROPERTIES WITHIN THE SEWER AREA AND ACCEPT QUOTATIONS. MOTION CARRIED WITH ALL AYES.

MOTION WAS MADE BY JACK HUBER AND SECONDED BY OLAF OLSEN TO OPEN THE PUBLIC HEARING AT 9:08 A.M. MOTION CARRIED WITH ALL AYES.

Mayor Swanson stated that the purpose of the hearing was to take public input on a proposed Ordinance Amendment as it relates to zoning district permitted, conditional, accessory and prohibited uses in all zoning districts and particularly in the Commercial and Limited Commercial Districts. After a presentation by Community Development Director Anderson, the hearing will be open for questions from the Council and Planning and Zoning Commission.

Community Development Director Anderson stated that in looking at the proposed ordinance amendment, the commercial zoning district and the limited commercial district would have the same permitted and accessory uses until such time as the limited commercial district ceases to exist when the proposed Comprehensive Plan is adopted. It was noted that although the zoning map is not being amended at this time, the uses within the two districts would be the same. Anderson noted that the Waterfront Commercial Zoning District would remain.

Commissioner Terry Curtis asked if this change would also be reflected in the Downtown District. Anderson stated that the Downtown District, while it is a commercial district, has not been reviewed in detail.

There was some discussion regarding how the residential areas would be protected when the uses become permitted uses under the Ordinance rather than conditional uses. Mayor Swanson stated a requirement to provide a 200' buffer would protect residential areas.

Commissioner Curtis asked what makes up the Downtown District. City Engineer Dave Reese stated that the Downtown District is a specific identified area along County Road 66 and County Road 3 to the approximate area of Swann Drive and is part of the City's Master Plan. This area is in the Sanitary Sewer area and requires storm water treatment.

A proposed Ordinance Amendment, prepared by City Attorney Sandelin, was distributed to the Council for review and comment. Allowable permitted uses in the various zoning districts were reviewed by the Council and Commission. Councilmember Phillips stated that he is opposed to changing the Limited Commercial Zoning District to strictly a Commercial Zoning District. Curtis inquired as to what type of business would be an appropriate business as the gateway to a residential neighborhood. Councilmember Eggena felt aesthetics was important since everyone wants a nice looking main thoroughfare through town. Eggena stated that we could continue with the Conditional Use process, but once conditions are imposed, no one follows up to make sure the conditions are adhered to. Mayor Swanson agreed and felt the Council should focus on prohibited uses versus permitted uses. Curtis stated that he would agree but in the proposed amendment, a car wash is allowed in the Commercial District, and he does not feel that it would be appropriate in a commercial area bordering residential

neighborhoods. Councilmember Eggena stated that conditions can be addressed through performance standards. Regarding aesthetics, Eggena stated that this happens through commercial pride, not through an ordinance. In his construction business, having built over 400 homes, no one said design or build an ugly home. Councilmember Schultz stated, however, that beauty is in the eye of the beholder. Schultz stated that uniformity started in Europe, and she doesn't see anything wrong with maintaining beauty. Councilmember Phillips stated that the transition from commercial to residential won't be beautiful and doesn't see how the transition can be managed. He would support a 200' buffer, however.

It was the consensus of the Commission and Council Members that a clean copy of the Ordinance Amendment needs to be drafted in advance of the next meeting. In the meantime, Mayor Swanson again reminded everyone to focus on the prohibited uses versus the permitted uses.

Ken Anderson asked for a clarification on the 200' buffer. Discussion ensued regarding the circumstances in which it would apply. For example, on a five-acre parcel if the commercial development was situated on the other side of the property away from the residential area, would a buffer be required. Anderson agreed that a revised Ordinance Amendment would be prepared for review prior to the next meeting which was set for May 28th at 9:00 A.M.

There being no comments from the public, MOTION 04S2-02-04 WAS MADE BY IRENE SCHULTZ AND SECONDED BY DICK PHILLIPS TO ADJOURN THIS SPECIAL JOINT MEETING. MOTION CARRIED WITH ALL AYES.

The Planning and Zoning Commission stayed in session to continue their Public Hearing and Regular Meeting.

Recorded and transcribed by,



Darlene J. Roach
Clerk/Treasurer

BILLS FOR APPROVAL
23-Apr-04

VENDORS	DEPT	AMOUNT
Ace Hardware, glue, sheetmetal	PW	9.03
Ace Hardware, tape baracade	PW	14.37
Ace Hardware, lawn seed	PW	53.93
Ace Hardware, keys	Police	3.51
Ace Hardware, flagging tape	PW	14.28
Bob Hartman, reimburse for recorder	Police	54.28
Brandanger Office Suuply, name plates	P&Z	28.62
Cellular One, cell phone charges ck#35388	PW	28.49
Chief Supply, reflective vests	Police	209.69
County Recorder, cup filing fee	P&Z	20.00
Crosslake Bottle Gas, propane	Cemetery	120.00
Dacotah Paper, tissue	Gov't	103.50
Echo Publishing, public hearing 4/23	P&Z	68.75
Echo Publishing, joint hearing 4/23	P&Z	18.75
Holiday Station, fuse	Police	4.25
J-Craft, body mount, lift arm	PW	182.18
League of MN Cities, property, casualty and auto insurance	ALL	53,937.00
Maria Severson, refund for baseball	P&R	25.00
Martin Communications, install radio in tractor	PW	472.02
Martin Communications, install radio in pick up	PW	324.83
Mastercard, Home Depot, carts, pipe	PW	194.72
Mastercard, Menards, rake, shovel, seed, sprinkler	PW	222.19
Mills Motors, oil change, alignment,	Police	528.11
MN Fire Service Certification Board, recertification	Fire	45.00
Reed's Market, sentence to serve	PW	54.11
Reed's Market, tissues	Gov't	17.81
Reed's Market, polaroid film	PW	50.45
Reed's Market, sentence to serve	PW	69.10
Reed's Market, sentence to serve	PW	74.83
USA Bluebook, fittings	Sewer	229.28
Volunteer Firefighters Assoc, renew insurance policy	Fire	132.00
TOTAL		57,310.08