

SPECIAL COUNCIL MEETING
CITY OF CROSSLAKE
WEDNESDAY, NOVEMBER 5, 2003
10:00 A.M. – CITY HALL

Pursuant to due notice and call, the Council for the City of Crosslake met in a special session on Wednesday, November 5, 2003 at 10:00 A.M. in City Hall. The following Councilmembers were present: Mayor Darrell Swanson, Irene Schultz, Dick Phillips and Dean Eggena. There were three people in the audience. Also present were City Administrator Tom Swenson, Community Development Director Ken Anderson and Planner-Zoning Coordinator Maggie Leach. The meeting was called to order at 10:00 A.M. by Mayor Darrell Swanson.

Included in a previous meetings Councilmember's packets was a copy of the proposed Comprehensive Plan. Ken Anderson highlighted what has gone into the development of the Comprehensive Plan to date. Ken stated that three phases were used in the planning process. 1.) Project Initiation – this includes the selection of the well-established firm of Dahlgren, Shardlow and Uban as planning consultant, the coordinating of volunteers to be trained through Healthy Community Partnerships (HCP) program and organizing and advertising the kick-off meeting. 2.) Goals and Policies Development – this includes the four focus group meetings that were held during the summer of 2002 and compiling community reports. 3.) Plan Refinement, Preparation and Adoption – this is the phase that the plan is in now. The City Council now has to review the plan, make any necessary changes and adopt the plan.

Mayor Swanson questioned if the timeline established by the Council to review the Comprehensive Plan was acceptable to the HCP group that worked on creating the plan. Ken Anderson replied that red flags went up in the group because they didn't understand why the Council would change the elements of the plan now, after most of the work has been completed. Ken suggested to the group that rather than altering the plan, the Council would add text where needed, such as language for aviation, historic preservation, economic development, and transportation. Today, however, Ken Anderson stated that he would like to take a look at the Future Land Use Maps with the Council, which were displayed on the walls of the Council Chambers for all to see.

Before discussion began, Dick Phillips wanted to know when the remainder of the Comprehensive Plan would be reviewed by the Council. Dick stated that many of the items in the plan were just "wishful thinking" ideas by the HCP group. Mayor Swanson replied that there had been good attendance at the Community Focus Group Meetings and cautioned that the Council should not wander very far from what the community wanted included in the plan. Mayor Swanson stated that it is the people's plan. Councilmember Schultz added that it is just a plan and that not every goal in the plan needs to be implemented. Dean Eggena agreed that the HCP group did work hard on creating the plan, but only approximately 140 residents attended the Focus Group Meetings. Dean does not think this is a good representation of the population. Mayor Swanson suggested that the HCP group be invited to attend the future Special Council Meetings at which the

Council will be reviewing the plan. Dean Eggena added that the biggest complaint from residents about the Comprehensive Plan that was adopted in 1996, was that property was rezoned and they were never informed of when the public meetings were held. Councilmember Schultz replied that this was a poor excuse and that all City meetings are posted. Councilmember Phillips retorted that many property owners don't live here year round. A discussion ensued regarding the importance of notifying property owners of zoning changes. Councilmember Eggena cited Red Knutson and Cindy Holden as examples of residents whose property zoning changed and they were never notified by the City. Mayor Swanson stated that the property owners must be notified and will be notified of any zoning changes in this Comprehensive Plan. The property owners will be invited to attend a public hearing and have a chance to speak to the Council.

Councilmember Phillips questioned again if the Council would be going through the entire Comprehensive Plan word for word. Phillips wants to go through all the items. Mayor Swanson replied that if the Council wishes, they could go through the plan thoroughly, as long as the HCP members are invited to attend the meetings. Councilmember Eggena stated that if the Council doesn't talk about certain portions, such as the Library, which he is not in favor of, he would not vote to adopt the Plan. Dick Phillips added that the draft copy of the plan that he read through is not a working document, it is a "wish list". Phillips recognized that the HCP members did work hard on this plan, but it doesn't mean that he has to adopt it. Ken Anderson replied that many city comprehensive plans are similar to this one. The plan can include material of where the community wants to go in the future. Mr. Anderson added that before the plan is adopted, the Council approved a timetable to allow the plan to be sent to surrounding communities and the County, for their input as well. Mayor Swanson stated that approximately 90% of the recommendations of the 1996 Comprehensive Plan were adopted. The Mayor urged the Council to compromise, even though there may be disagreement, and that everyone should "give it a good go."

Ken Anderson invited the Council to look at the proposed Future Land Use Maps on the walls. Ken explained that the Zoning Ordinance will need to change to meet the recommendations of the Comprehensive Plan. Ken suggested a way to do this would be to change the Zoning Ordinance at the same time the Comprehensive Plan is adopted. Ken noted that the City must be careful to notify all the residents and cautioned that not everyone will always agree. Dean Eggena agreed and stated that it is harder to maintain consistency if the changes are not made at the same time. Ken added that the reason for it being hard to maintain consistency is because the members of the Council and Planning and Zoning Commission change every few years too.

A discussion ensued regarding lot size changes for certain zoning areas. The addition of the municipal sewer allows for lot sizes smaller than 20,000 square feet. Dean Eggena stated that Crosslake needs to have some affordable housing for families wanting to live in this area. A smaller lot size would mean a lower price for the property. It was the consensus of the Council that establishing affordable housing in Crosslake is favorable. Mayor Swanson noted that many people who work in Crosslake, live somewhere else because of the high housing costs. Ken Anderson mentioned that it would be possible for

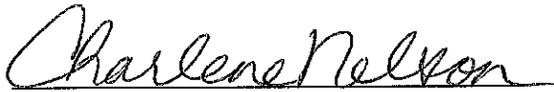
an assisted living or senior housing project to be built along the golf course, because that area will be served by the sewer. Tom Swenson suggested that the Council direct Ken Anderson to go with an affordable housing zone. Dean Eggena stated that the south end of town would be the direction to look at. Mayor Swanson said that this will raise the question of a Phase 2 with the sewer project and that this will need to be discussed.

The first planned growth area looked at on the Future Land Use Map was section 1, which is proposed in the Comprehensive Plan to be zoned mostly Medium Density Residential, as well as a few smaller areas of commercial and limited commercial. Dean Eggena suggested that this area could be mostly commercial instead of residential because of the busy intersection of County Road 16 and 66. This area includes several vacant lots on County Road 66 and about 95 acres of undeveloped land. Mayor Swanson asked for a clearer definition of what Medium Density was and how many acres per lot that consisted of. Gil Arvig, a member of the audience suggested that there be a stipulation on the lot size of the commercial property also because many existing commercial lots are too small and are hard to get on and off of County Road 66. Dean Eggena agreed that many of our businesses require lots of room. Ken Anderson stated that he would like to contact Dahlgren Shardlow and Uban (DSU) to find out if they did any research to see how much commercial land would be needed for a population of 2,000 residents and the proposed future growth. Mayor Swanson directed Ken Anderson to call DSU and ask them to explain how they arrived at the zoning in the growth areas on the maps. Mayor Swanson also directed the Council to drive around planned growth area 1, think about the possibilities and bring ideas back to the next meeting.

Ken Anderson urged the Council to think about the future and how the decisions they make today will affect what people will be able to do in the future. Ken noted that the company of Northern Minnesota Novelties (NMN), located off of Manhattan Point Blvd for the past 40 years, is currently zoned as Limited Commercial and this prevents them from expanding. There is no sign there, no complaints from neighbors, very quiet, no big trucks going in and out, and they are virtually out of sight. After a lengthy discussion, it was the consensus of the Council to change this area to Commercial, which would adjoin the Manhattan Beach commercial district. Ken Anderson asked for direction from the Council regarding options to 1.) amend the ordinance to allow a wholesaling/warehousing in this zoning district, or 2.) change the zoning district to general commercial. Mayor Swanson and Councilmember Eggena were in favor of changing the zoning to general commercial. Ken Anderson stated that Mr. Schallow, the owner of NMN, still would need to submit a request to the Council to amend the Zoning Ordinance and/or to amend the Comp. Plan. Time is necessary to rezone an area, but Ken thought it could be on the December agenda if complete application materials are submitted on time. Ken also recommended that the request go through the proper process, so any conflicts could be supported in court. Ken offered to contact City Attorney Paul Sandelin to review options to only issue a CUP and not change the ordinance, but he didn't think this would speed the process up at all. The Council asked Ken to let Mr. Schallow know that it is the consensus of the Council to allow him to add on to his business, and that they would be favorable to this when the matter appears before them at a meeting.

The next Special Council Meeting to continue discussion of changes to the Draft Copy of the Comprehensive Plan was scheduled for Wednesday, November 19, 2003 at 10:00 A.M. in City Hall.

A MOTION WAS MADE BY DEAN EGGENA, SECONDED BY DICK PHILLIPS TO ADJOURN THE SPECIAL COUNCIL MEETING AT 12:12 P.M. AYES: ALL.



Charlene Nelson
Deputy Clerk

Administration: Charlene: Deputy Clerk: My Documents: Minutes: 11-5-03