

PUBLIC HEARING  
CITY OF CROSSLAKE  
MONDAY, JULY 12, 2004  
6:00 P.M – CITY HALL

Pursuant to due notice and call, the Crosslake City Council held a public hearing at 6:00 P.M. on July 12, 2004 for the purpose of taking public input regarding an Ordinance Amendment relating to Downtown Commercial property uses. The following Council Members were present at the hearing: Mayor Darrell Swanson, Dean Eggena, Bettie Miller, Dick Phillips and Irene Schultz. Also present was City Administrator Tom Swenson, Community Development Director Ken Anderson, City Attorney Paul Sandelin, Public Works Director Ted Strand, Clerk/Treasurer Darlene Roach and Lake Country Echo Reporter Betty Ryan. There was one individual in the audience. (Sign in sheet attached as a permanent part of the record.)

Mayor Swanson called the hearing to order and stated that Community Development Director Ken Anderson would give a presentation, followed by a review of an Ordinance Amendment prepared by City Attorney Paul Sandelin, comments by the Council and input from the public.

Community Development Director Ken Anderson stated that the proposed Ordinance Amendment is a result of a request by the Council at a previous meeting to look at changing conditional uses to permitted uses in the Downtown Commercial District. Anderson commented that the Planning and Zoning Commission did not hold a public hearing regarding this issue. Anderson informed the Council that a 4/5ths majority vote is required for passage and the effective date of publication of the Ordinance Summary would be the adoption date. City Attorney Sandelin has advised Community Development Director Anderson that the Specific Implementation Plan adopted previously for the Town Square Development allows for this hearing to suffice as a public hearing for that specific area. It was noted that currently the SIP requires a conditional use permit for all uses, so any permits requested by Town Square could be over-the-counter permits. Anderson stated that there is a second building being proposed in the Phase 2 area by Norson. City Attorney Sandelin stated that this ordinance amendment was in part Planning and Zoning and City Council initiated as well as a request by the Town Square property owner. Sandelin stated that it makes sense to include these permitted uses in the Town Square. Councilmember Schultz asked if there is a designated line for the Downtown Commercial district. Anderson stated that there is a designated area which begins at County Road 3 on the South and ends at Swann Drive on the North. Beyond Swann Drive, the property is designated Limited Commercial.

Discussion ensued regarding why gas stations were listed as being prohibited uses in this district since the district currently has two in operation and it was the consensus of the Council to change these to permitted uses. Other changes discussed by the Council included changing car washes, bowling alleys and bars to being permitted uses in this district.

There was some discussion regarding making the sign ordinances consistent in all districts. Community Development Director Anderson stated that the sign ordinance excludes off site signs in all districts with the exception of Town Square where special approval was given for an off-site sign due to their location. The proposed ordinance amendment for the Downtown District prohibits off-site signs and is consistent with all other districts.

Discussion ensued regarding nursing homes or assisted living homes and Community Development Director Anderson stated that these types of uses are generally residential in nature and could pose a problem in a commercial district with bars, gas stations and etc. City Administrator Swenson agreed but also stated this could be a good area for the elderly since they would be able to walk to shopping areas. By consensus of the Council, nursing homes were changed to a conditional use.

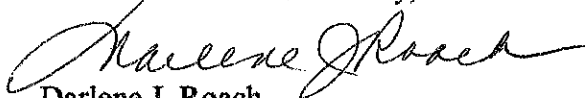
Installation of communication towers was discussed and Anderson stated that the current ordinance limits towers to public property and upon consensus of the Council, the wording "greater than 50 feet" was added in order to allow antennas.

The meeting was opened to the public for comments and there were no questions or comments expressed.

Councilmember Eggena stated that in regards to the Specific Implementation Plan for the Town Square, he didn't feel he had enough information to make a decision. He stated that he feels an SIP is like a covenant and wouldn't want the City to be the enforcer of the SIP. He stated that Jim Anderson currently owns the roads, sidewalks and everything in the development and when the developer moves on, Eggena doesn't feel the City should be left to administer the SIP. Eggena suggested that the SIP be reviewed to make sure that the City isn't on the hook for this. City Attorney Sandelin stated that the Town Square has their own set of architectural guidelines which are probably more restrictive than the City's Ordinance and that the SIP requires that CUP's be obtained for all uses. Councilmember Eggena stated that he would prefer to get rid of the SIP and maybe the City should have a meeting with the developer. City Administrator Swenson suggested that the Developer come to the City with a recommendation to rescind the SIP saving Staff time and legal costs for the City.

There being no further comments, MOTION PH1-01-04 WAS MADE BY DEAN EGGENA AND SECONDED BY IRENE SCHULTZ TO ADJOURN THIS PUBLIC HEARING AT 6:42 P.M. MOTION CARRIED WITH ALL AYES. The Council will vote on adoption of the Ordinance Amendment at the Regular Council Meeting which will commence at 7:00 P.M.

Transcribed and recorded by,



Darlene J. Roach  
Clerk/Treasurer

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SIGN-IN SHEET

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