



**CITY OF LONG LAKE  
PLANNING COMMISSION MEETING MINUTES  
March 10, 2009**

**CALL TO ORDER**

The meeting was called to order at 6:30 p.m. by Chair Crump.

Present: Committee Members Hultmann, Crump, Skjaret, Hoen and Loosen; City Councilmember Olson; City Administrator Post.

Absent: None.

**APPROVE AGENDA**

*Commissioner Hultmann moved to approve the agenda as presented. Commissioner Loosen seconded. Ayes: all.*

**CONSENT AGENDA**

**A. Minutes of the February 10, 2009 Planning Commission Meeting**

*Commissioner Hultmann moved to approve the Consent Agenda as presented. Commissioner Hoen seconded. Ayes: all.*

**OPEN CORRESPONDENCE**

None.

**NEW BUSINESS**

**A. Discuss issues surrounding the reuse of commercial properties in the Downtown Village Redevelopment Area prior to redevelopment projects occurring**

City Administrator Post explained that there is a high likelihood that two previous retail sites would be reused rather than redeveloped. He advised that there is a tentative closing on the flower shop building at the end of the month, with the intended reuse being a beauty salon. He explained that the structure would not be changed from the outside, but advised that parking more be more intensive. He mentioned that the potential new owners inquired about the portion of the alley that is part of the purchased parcel and wondered if the alley area could be used for additional parking. He advised that the

private alley may become an issue in the future in that it is currently used similar to a public roadway.

Commissioner Loosen advised that closing the alley had not been brought up in the past.

Commissioner Hoen questioned if it was known how many additional spots they may need.

City Administrator Post explained that they have not indicated yet whether or not they would be looking to do that only that the attorney representing them had questioned if they did truly own that land and if it could be turned into additional parking.

Chair Crump thought that the City Attorney should look into the issue of public access of private lands.

Commissioner Hoen questioned if the City owned an easement.

City Administrator Post did not think that an easement was owned by the City.

Commissioner Hoen referenced a law may apply in that situation.

City Administrator Post added that an alley improvement had been done in 1997 over a portion of that alley, but was referenced to as an improvement done on private land.

Post advised that a larger concern would be Kenny's Market site. He explained that the owner may chose to continue having his family use the building as a retail center; sell to a third party, whom would continue to use the building as a retail center; or a third party may purchase the site to clean it up and redevelop that site. He thought that the City had very little leverage in this case and deferred to the Commission as to whether retail reuse changes would trigger anything.

Chair Crump advised that the City would be able to control that major changes would require the review of the Commission. He thought that as long as the property remains intact, the Commission should try to help the owner until the point when a developer comes along who can redevelop the site. He thought that design standards would come into the picture if major changes were to be made and did not think that design standards should be used against existing entities. He thought that there should be an ability to clean up that site, without putting stringent standards in place.

Commissioner Hultmann advised that two individuals had been doing some work outside that building. He stated that a resident had told him that he had spoken with those workers, who were under the impression that O'Reily's Auto Parts would be moving into that site.

Commissioner Hoen questioned if the graffiti had been taken care of.

Commissioner Loosen advised that it had not, and that the rooftop unit enclosure fence had actually been taken down making the graffiti even more visible.

Commissioner Skjaret questioned if the current owner of the property would have to clean that site up before they were able to sell it, as they had contaminated that site.

City Administrator Post advised that the current owner worked in conjunction with the City to do an environmental Phase II assessment on the property and explained that although there is contamination to the site from the prior Mobil Station; as long as the soil is not disturbed it could be sold as is.

Commissioner Skjaret did not think it was right for the current owner to pass that responsibility to the next owner to clean up.

City Administrator Post advised that the results of the environmental assessment are being disclosed to the potential buyers.

Chair Crump explained that developers are required to go through a design review with the Commission and the City Council. He explained that the design standards are more general comments, compared to other cities that have very specific design standards. He explained that it would set more guidelines as to materials, colors, and roof types that could help to guide a City. He thought that what the City had currently was more appropriate for a village but less appropriate for a City. He advised that with the current system they would end up with something more eclectic, compared to the new downtown in Burnsville or the Shops of Arbor Lakes in Maple Grove. He advised that the Commission and the Council members change and explained that the same design standards would not necessarily apply should those members change in two years. He questioned if the Commission should set a style guideline and make the standards more specific. He explained that although guidelines can guide a developer more specifically, it can also limit the flexibility of the Commission and Council.

Commissioner Hultmann thought that there had been tougher standards previously that did not apply to the Hendrickson Daniels Street new building, and thought the exterior EFIS on the building snuck in under the radar. He is comfortable with what is currently in place. He agreed that when the Commission and Council have turnover, the design standards may also change.

Chair Crump preferred to give the developers some flexibility that allows for a style that is accepted by the current Commission and Council at that time. He thought it would allow for a more eclectic method and appearance.

Commissioner Skjaret thought that strict guidelines may turn away some developers.

Chair Crump referenced Long Lake Dental and their choice of yellow for a color that turned out well but may not be allowed in other cities.

Commissioner Skjaret advised that Long Lake is a village and is not a City.

Chair Crump advised that the design standards also allowed for a former vacant gas station convenience store and car wash to be turned into a great retail space, rather than sitting vacant.

**B. Discuss availability for an all-Commission/Board joint meeting with the Long Lake City Council to discuss 2009-2010 community goals.**

City Administrator Post reported that the Council did hold a retreat to discuss future goals on Saturday, February 28<sup>th</sup> that identified broad goals. He advised that the next step would be for the Council to develop strategies to reach those goals. He explained that once those are developed the next step would be to share those strategies and goals with the Commissions and Boards in the City.

Chair Crump thought it would be beneficial to assign tasks to the Planning Commission.

Councilmember Olson thought that would be done once the strategies are developed, to share the plan and goals with the Commission.

**OTHER BUSINESS**

**Council Liaison Report**

Councilmember Olson advised that she had found a copy of the 1992 plan for the City and thought it was great that the design standards remained so consistent since that time period. She thought it was a good tool.

Chair Crump questioned if there was an update for the appointment of the Park Board.

Councilmember Olson advised of the two new members of the Board and explained that the Council is currently working on expanding the Board to include all applicants.

City Administrator Post advised that change would require a change to the ordinance, which would require a posted notice. He explained that they would also be working on staggering the terms of the Park Board, so that terms did not expire at the same time.

Councilmember Olson advised that all the applicants held different skills and thought it would be helpful to have the different points of view.

**Commission Member Business**

Commissioner Skjaret questioned what the status was of the little dig.

City Administrator Post advised that they are still in discussions with the Met Council. He advised that a presentation was scheduled to be given by the City on March 19<sup>th</sup> as to

why the grant should be continued. He advised that the Met Council is getting a lot of attention because of previous grants that had been issued. He explained that those grants were sometimes tied to certain build out goals, some of which have not yet occurred. He advised that the grant given to Long Lake was a reimbursement grant and explained that the City would first have to spend the funds and then get reimbursed by the Met Council. He advised that is why the City wants to ensure that the funds would be reimbursed by the Met Council before those funds are spent. He advised that future redevelopment of the downtown district in Long Lake will benefit from the creation of water quality credits.

### **Staff Business**

City Administrator Post advised that there is a land use application that would be reviewed by the Commission at their next meeting. He stated that telecommunication providers like Verizon had been mandated to create an independent power supplies by the FCC, and explained that a generator was planned to be installed, with a surrounding fence, next to the ATC tower.

Commissioner Skjaret questioned if the City had a shovel ready project available for the stimulus money.

City Administrator Post advised that they have not yet asked for cities with populations under 5,000 but explained that the City did have one ready.

### **ADJOURN**

*Commissioner Hultmann moved to adjourn the meeting at 7:10 p.m. Commissioner Skjaret seconded. Ayes: all.*

Respectfully submitted,

Terry Post  
City Administrator