



CITY OF LONG LAKE
PLANNING COMMISSION MEETING MINUTES
April 14, 2009

CALL TO ORDER

The meeting was called to order at 6:33 p.m. by Chair Crump.

Present: Commission Members Hultmann, Crump, Skjaret, Hoen and Loosen; City Administrator Post; and City Planner Ann Perry.

Absent: None.

APPROVE AGENDA

The agenda was approved as presented.

CONSENT AGENDA

A. Minutes of the March 10, 2009 Planning Commission Meeting

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

OPEN CORRESPONDENCE

Lisa James stated that she and her husband own the building at 1605 Wayzata Boulevard West. She questioned why roof signage is not allowed in the City, as their building is not accommodating for the typical signage. She explained that their building is grandfathered into this stipulation but questioned why the rule was in place.

Chair Crump advised that cities control signage so that small towns do not end up with obnoxious, large, lit up signs. He explained that without regulations the City would become overburdened with loud obnoxious signs. He stated that roof signage is an item that easily gets out of hand and conflicts with the architecture; but noted that almost any type of signage is available with a variance, which could be given by the Planning Commission and City Council. He indicated that while it may be a long and hard process, the idea of having a sign on that type of roof would not be out of the question.

Lisa James advised that with their building losing money they are unable to install a new sign near the road. She questioned if they would be able to move the existing sign two spots down to match the new location of her shop.

Chair Crump responded that a variance request could be filled out and the attempt could be made.

Commissioner Loosen commented that the type of roof installed on that building is unusual and may help with her request. He suggested that she try for the variance.

Chair Crump stated that the Commission as a whole understands that it is hard to invest in a sign when the future of the business is unknown. He suggested a panel sign that could be installed for less money and advised that she could speak with City Administrator Post to determine if they could find another type of sign that is less expensive and would not require a variance.

NEW BUSINESS

A. Planning Case #09-01 Verizon Wireless, 445 Willow Drive

(1) Public Hearing for Review of a Conditional Use Permit for a Telecommunications Facility and Amendments to the Conditions

City Administrator Post reviewed the staff report for the Planning Commission. He explained that last fall Verizon had asked the City Council for permission to site a generator in very close proximity to their existing equipment. He advised that City Council instructed Verizon to determine a better fit for the location of the generator. He advised that in December the Council approved the new site chosen for the generator and a sublease agreement. He explained that the request for a building permit triggered a site plan review. He advised that the conditional use permit for the tower has not been reviewed since the tower was originally constructed and explained that it would need to be reviewed at this time.

City Planner Perry briefly explained that different locations of equipment in that area and the proposed site for the generator. She advised that there is a stipulation for the lattice tower in the conditional use permit, which requires that to be reviewed annually. She advised that the first action would be to review the conditional use permit and that staff recommends dropping the annual stipulation for the lattice review. She advised of the size of the generator and the screening that would be placed around the equipment. She explained that there would not be a gravel drive installed, and that the grass in the area would remain. She advised that the owner does not need to cut down any trees for this project. She stated that the generator must be started once a week for maintenance purposes. She advised that staff is recommending approval as noted in the staff report.

Commissioner Hoen questioned if information was present on the generator itself. He questioned if there was access for a fuel tank to refill the tank that would be needed for the generator.

City Planner Perry explained that the truck would be parked at the entrance and a hose would be used to fill the tank.

Commissioner Hoen confirmed that there would not be a person onsite and that the weekly testing of the generator would take place from a remote location.

Chair Crump questioned if anyone had spoken with Saint George's about the generator and the possible noise.

City Administrator Post advised that everyone in the surrounding area had been notified of the meeting taking place tonight.

Chair Crump thought that a time should be setup for the weekly testing so that it did not interfere with the services at Saint George's.

Commissioner Skjaret questioned if the City collects revenue from the tower.

City Administrator Post confirmed that the City does collect for a lease on the property.

Commissioner Skjaret questioned if the lease arrangement is reviewed every few years to determine that the best rate is being obtained.

City Administrator Post advised that the current lease is technically up to a 25 year lease.

Commissioner Skjaret questioned if AT&T would also be requesting to install a generator in the future. He questioned if the generator should be placed at a 90 degree angle to allow for another generator to be installed if necessary.

City Administrator Post stated that the City does not own the property. He noted the generator is not required at every location, just the key locations determined by each company.

Commissioner Hultmann moved to recommend approval and adopt Resolution No. 2009-08 PC recommending approval of the review of the conditional use permit based on the findings in the staff report and resolution and the conditions noted in the staff report. Commissioner Skjaret seconded. Ayes: all.

(2) Site Plan Review for an Emergency Generator

Commissioner Loosen moved to recommend approval and adopt Resolution No. 2009-09 PC recommending approval of the site plan review for an emergency generator based on the findings in the staff report and resolution and the conditions noted in the staff report, with the addition of condition that the weekly testing of the generator be timed in accordance with services at Saint George's. Commissioner Hultmann seconded. Ayes: all.

OTHER BUSINESS

Council Liaison Report

Nothing to report, City Councilmember Olson was not present.

Commission Member Business

Commissioner Hultmann advised that the bridge would be moved at the end of May or beginning of June.

City Administrator Post advised that the closure of Highway 12 would occur to move that bridge and another closure would occur for approximately 35 days to resurface the road. He advised that no details or dates have been given at this time.

Chair Crump questioned if the utilities have been completed at that location, as he thought that a 35 day project would entail a more permanent solution.

Commissioner Hoen questioned where the new sign for Gear West would fall in regard to classification.

City Administrator Post advised that they would be considered directional signs and were requested to be installed.

Commissioner Hoen advised that when he has visited the Red Rooster he had noticed that the handicap parking space always has a vehicle parked in it that is not handicap.

Chair Crump advised that it is not technically a handicap spot and people could not receive a ticket at this time for parking in that location.

City Administrator Post advised that he would speak with the restaurant owner.

Chair Crump questioned if there was an update on the Kenny's Market building.

City Administrator Post advised that he was not sure which direction it would go in at this time but has spoken with a few representatives from O'Reily's Auto Parts.

Commissioner Loosen advised that a permit had been pulled to do some demolition on the front of the site and questioned if there was a requirement to finish that project.

City Administrator Post advised that it would depend on the outcome of the property.

Commissioner Loosen thought that the work to restore the building should be completed. He thought that the appearance looked worse than it had to begin with and did not think it should remain in that condition. He questioned if the property owner was required to address the graffiti issue.

Commissioner Hoen thought that any building owner was required to clean up graffiti. He advised that a grace period has well expired as the graffiti has been there for over two years.

Commissioner Loosen questioned when the City would stop saying that they would let the condition of that building go because it might be redeveloped.

Chair Crump advised that boarded up buildings still need to be maintained, or they should then be torn down.

Commissioner Skjaret thought that these issues would be good to discuss with the City Council at their joint meeting. He was afraid that there would be a few buildings in town that would remain vacant for the next year or so and thought regulations should be put into place.

City Administrator Post advised that the goals had not yet been determined by the City Council and explained that the Council would like to wait until that point to hold a joint meeting. He advised that in regard to the stimulus money, a loan would need to be taken out in order to receive benefit. He advised that the one shovel ready project that the City had was to replace the water main on Willow Drive, and it was determined to be too expensive at this point.

Commissioner Hultmann thought that the water main near Billy's should be higher priority as it has deteriorated much worse than Willow Road.

Commissioner Hoen questioned the status of the break in the water main that occurred in the past year.

City Administrator Post provided some background information on the situation and advised that it is a unique situation that is being reviewed by some Engineering Firms to determine a solution.

Commissioner Skjaret questioned who is liable for the problem.

City Administrator Post advised that until they determine what the failure is they cannot issue blame. He advised that there is a new property owner in the old Long Lake Floral building, which would be Hair Envy. He advised that they are in the process of gutting the building and would like to open by June 1st.

Staff Business

None.

ADJOURN

Commissioner Hultmann moved to adjourn the meeting at 7:23 p.m. Commissioner Skjaret seconded. Ayes: all.

Respectfully submitted,

Terrance Post
City Administrator