



**CITY OF LONG LAKE  
PLANNING COMMISSION MEETING MINUTES  
June 9, 2009**

**CALL TO ORDER**

The meeting was called to order at 6:34 p.m. by Chair Crump.

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

Absent: Committee Member Hultmann (excused) and City Councilmember Olson (excused)

**APPROVE AGENDA**

*Commissioner Skjaret moved to approve the agenda as presented. Commissioner Hoen seconded. Ayes: all.*

**CONSENT AGENDA**

**A. Minutes of the May 12, 2009 Planning Commission Meeting**

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

**OPEN CORRESPONDENCE**

None.

**NEW BUSINESS**

**A. Discuss Annual Conditional Use Permit (CUP) Compliance Report**

City Administrator Post reviewed the staff report for the Planning Commission. He pointed out that the conditions on at least two permits have expired including a proposed drive-thru for Snyder's Drug at 2073A west Wayzata Blvd. granted December 15, 2008 and expired January 2009, as it never was constructed. The other issue was regarding a church that had recently vacated the Creek Ridge shopping Center and he explained that the conditions would expire one year from the vacate date. He advised that staff recommends approval of the resolution.

Chair Crump confirmed that no written complaints were received regarding these CUPs.

Commission Hoen asked for further clarification regarding the church's CUP.

City Administrator Post provided that clarification.

*Commissioner Hoen moved to recommend approval and adopt Resolution No. 2009-17 PC recommending that the City Council continue all active conditional use permits through June 30, 2009. Commissioner Skjaret seconded. Ayes: all.*

**B. Discuss Various Green Technologies Relationship to Existing Zoning Ordinance Report**

City Administrator Post reviewed the staff report for the Planning Commission. He explained that this item was more of an ongoing research issue due to a request made at the previous Planning Commission meeting. He stated that the first type of technology discussed would be solar and provided background information regarding City code. He suggested updating and amending current City ordinance to allow for further flexibility for the use of solar technology.

Chair Crump noticed that property rights of adjacent neighbors and trees becoming barriers to solar collectors were issues missing from the current ordinance. He questioned what right a property owner would have in maintaining access to light.

Commissioner Skjaret commented that when he previously lived in California there were similar property rights concerning ocean views.

City Administrator Post thought the issue might come down to which was established first, the solar panel or a tree.

Chair Crump asked for further research regarding that issue. He thought solar collectors should not be placed in the front yard setback, and also thought language should be added regarding size and landscaping. He explained that the base standard would protect the community and a variance could be issued if necessary.

Commissioner Hoen questioned if the Commission would like to address the issue of homeowners cutting down all the trees on the property.

Commissioner Loosen stated that he had brought that issue up 18 months ago and the Commission at that time was not in favor of setting limits.

City Administrator Post moved on to a discussion of wind power.

Commissioner Hoen commented that he noticed both solar panels and small wind turbines for sale at a retail store. He questioned if noise would be an issue with wind turbines. He stated that noise, whether the turbine would affect birds and bats, and

possible radar disruptions are issues that he has seen come into play recently in regard to wind turbines.

City Administrator Post questioned if the Commission would like to consider a grouping of more than one property owner coming together to use and benefit from that type of technology.

Chair Crump thought that would be treated in the same method as communication towers.

Commissioner Skjaret thought that the City was ahead of the curve in wind technology. He advised that additional products would be coming onto the market making it more accessible for homeowners to utilize that type of green technology.

Chair Crump questioned whether wind turbines popping up above the tree line would be seen as good use of green technology or a nuisance to the natural environment.

Commissioner Loosen was interested in public input on that issue. He questioned if additional information could be gathered from other communities and what they have in current ordinance.

Commissioner Skjaret addressed the issue regarding clean alternative fuel burning stoves.

Commissioner Loosen questioned whether it would be possible to have someone come in and give a presentation to the Commission regarding green technologies.

City Administrator Post moved on to rain barrels and gave some background information.

Chair Crump questioned how a rain barrel would be differentiated from a wooden barrel used in gardening or landscaping. He did not think that there was currently anything in the ordinance that would prohibit a rain barrel and did not think that anything would be needed at this point.

City Administrator Post addressed the issue of lighting in regarding to green technology. He reviewed the current City ordinance.

Chair Crump thought that a sky protection clause should be added to the ordinance.

Commissioner Skjaret questioned if the current streetlights meet the dark sky type ordinance and whether replacement fixtures could be required to meet those requirements.

Chair Crump did not think that even the newer streetlights would meet a dark sky ordinance. He did not think it would be beneficial to replace fixtures one at a time, as they would not match the existing fixtures.

City Administrator Post reviewed construction and housing techniques in regard to green technology.

Chair Crump thought the transparency in the downtown redevelopment district should be changed to 90 percent to allow for a slightly tinted window for additional energy efficiency.

City Administrator Post questioned if any other green materials would be allowable for building.

Commissioner Hoen thought Hardy cement board product should be allowed.

Chair Crump thought that the Hardy board was already agreed upon at a previous meeting.

City Administrator Post reviewed the current requirements for site drainage.

Chair Crump thought the City was covered fairly well regarding wetland and watershed requirements and ordinances. He brought up the issue of rain gardens and City right-of-way. He thought that rain gardens should be allowed on private property with the exception of the right-of-way. He thought that rain gardens located in the right-of-way would be a City decision and would be developed in conjunction with the property owner. He thought that today's discussion was a good starting point and that further research and discussion would need to occur. He believed that once that is done the public could be brought into it to point out that changes to City ordinances would be made to allow additional green technology. He thought that public feedback should be obtained prior to the ordinance changes being made or written.

## **OTHER BUSINESS**

### **Council Liaison Report**

Nothing to report.

### **Commission Member Business**

Commissioner Skjaret stated that some of the manhole covers in his neighborhood are sinking quite a bit. He realized that those items were probably on a regular maintenance schedule but thought that the issue should be reviewed. He noticed that Gear West had been doing some of the work requested of them and was happy to see that.

City Administrator Post noted that he would have the area Commissioner Skjaret referred to reviewed for manhole cover sinking.

**Staff Business**

City Administrator Post commented on the Highway 12 landscaping issues currently taking place. He stated that bid opening occurred today for the surface water management project, with seven bids coming in. He stated that Sunram Construction was the apparent lowest bid. He stated that the project was slated to being in early July and completed by September 30, 2009. He stated that the Chamber of Commerce had launched a farmer's market beginning this Thursday from 4:00 p.m. to 7:00 p.m. He reported that a Citywide garage sale would occur the weekend of June 26<sup>th</sup>. He stated that approval was given by MnDOT to dig in their right-of-way in regard to the Highway 12 Bypass water main break. He estimated that the repair would cost between \$80,000 to \$90,000. He noted that the first 2010 budget discussion occurred with the City Council last week in a worksession. He thought the biggest issue next year would be that the local government aid would most likely not be substantially reduced.

**ADJOURN**

*Commissioner Hoen moved to adjourn the meeting at 7:47 p.m. Commissioner Loosen seconded. Ayes: all.*

Respectfully submitted,

Terry Post  
City Administrator