

**LONG RANGE PLANNING COMMISSION MEETING**  
**April 27, 2015**

The Long Range Planning Commission meeting was called to order at 6:00 p.m. by Chair Donnay.

MEMBERS PRESENT: Chair Kevin Donnay, Commissioners Rock Ylimeini, Jim Kalkofen, Cathy Clark and Council Liaison Todd Holman

MEMBERS ABSENT: Lori Rubin, Bob Ryan and Mark Cross

STAFF PRESENT: Community Development (CD) Director Josh Doty

OTHERS: Rod Osterloh

**Approval of Minutes**

Motion by Commissioner Ylimeini, second by Commissioner Clark to approve the minutes of the January 26, 2015 meetings. Motion carried unanimously.

**Comprehensive Plan Update**

CD Director Doty updated the Commission on meetings since the Commissions last meeting where the LRPC recommended approval of the comprehensive plan and forwarded it to the City Council. There was a work session held with the City Council followed by a meeting with Potlatch, Baxter Mainstreet, Council Liaison Holman, Commissioner Cross, Chair Donnay, the City Attorney and staff at the Northland Arboretum. Good conversation came out of the meeting. The specific discussion was regarding the Baxter Mainstreet LLC Property and four Potlatch properties. Following that meeting, another discussion was held at a City Council work session. The Council agreed to allow Baxter Mainstreet to submit a PUD Sketch application in advance of the Comprehensive Plan. In addition, the City Council agreed to change the future land use plan for three of the four properties requested by Potlatch. CD Director Doty reviewed the land use changes. The fourth area that the Council did not agree with was land south of Mapleton Road on the west end of the City. Potlatch requested Low Density Residential and the plan guides the area as Rural Residential. The City Council is not in favor of the low density for this area. Staff has received a PUD sketch application from Baxter Mainstreet and it will be on the May 5, 2015 City Council agenda.

Chair Donnay asked if there were any questions of CD Director Doty at this point. Commissioner Ylimeini asked if Potlatch was asking for the same type of mixed-used that was being proposed on the former golf course property. CD Director Doty indicated that was correct, the mix-use district would allow commercial and residential to mix and the gateway district would be removed. He further explained the PUD qualification within the comprehensive plan.

Council Liaison Holman asked CD Director Doty about Navillius Land Co. and if he had reached out to them and how did they feel about the Land Use classification change near Hinkley Road. CD Director Doty stated that he did reach out to Navillius and they did not seem have a strong position either way between residential or industrial land but requested more time to consider the matter. Council Liaison Holman asked Commissioner Ylimeini what his thought was, Commission Ylimeini stated that more industrial is needed for additional “wobble room” for growth and that there is enough residential in Baxter. CD Director Doty stated that he had spoken to a few of the neighbors and one stated that if the change is made to industrial that it include his land as well. Staff has not been able to connect with the other residential property owner south of Hinkley Road. The Commission reviewed the aerial and where the additional industrial land would be created.

The Commission discussed the amount of industrial that could be considered. It was recommended to add the Navillus land and the requested parcels as industrial.

**Motion** by Commissioner Ylimeini, to recommend approval of the zoning of the 3 parcels as suggested/requested by the City Council. Motion failed for a lack of a second.

CD Director Doty suggested that the Commissions comments are part of the record but that a motion is not needed because it is not a specific item on the agenda. Commissioner Kalkofen asked Council Liaison Holman if it was common practice to rezone a residential property to industrial if there is a person living on the property. Council Liaison Holman stated that they have tried to contact the land owners to be respectful. He further stated that it could go either way in the future. Chair Donnay confirmed that two of the three land owners had been contacted and responded. Council Liaison Holman stated that his understanding is that Mr. Sullivan is pondering if R-3 is more profitable than industrial.

Commissioner Ylimeini stated that industrial will bring higher paying jobs. Commissioner Clark stated that she needed more information to consider the change as this was the first she was hearing of it and Chair Donnay stated that he agreed with Council Liaison Holman that movement of this type does not happen overly fast.

Chair Donnay referred to the aerial and located the 3 Potlatch parcels in the proposed Gateway area, his understanding was that this Commission did not want a bunch of apartment buildings to be the first thing that people saw when entering the City and now that appears to be the request. He asked if the Council had any comments on that. CD Director Doty indicated that the support for High Density Residential use is because the buildings could be positioned on larger lots to allow for more open space. Chair Donnay was looking for a response that stated better architectural appeal, landscaping and higher setbacks. CD Director Doty indicated that he had held conversation earlier in the day with Mr. Rod Osterloh (who was in the audience) regarding that very topic, which is the next agenda item.

### **Residential Gateway Standards-Comprehensive Plan Update**

CD Director Doty stated that one of the items that came out of the small group property owner meeting with Potlatch and Baxter Mainstreet LLC was for the City to consider gateway standards for residential properties. CD Director Doty gave the Commission an overview of the discussion of adding gateway standards to residential areas. He reviewed the staff report in a slide presentation. He said that the Stantec presentation one year ago regarding the business gateway included four primary standards. He discussed the difference between residential and business gateway district related to these four standards. The locations were discussed as to where the residential standards could be located and what the standards are possibilities. CD Director Doty stated that when apartments are constructed, there are development plans and landscaping plans that would require approval of staff. These plans usually contain green space that offer visual appeal. When single family homes are built the green spaces usually contain personal items such as sheds, boats and other types of personal items. Commissioner Ylimeini stated that his concern is the buffering, if a single family house goes along the 371 corridor, it is a 4 lane road that does not sleep, the next problem will be the noise and then walls will be constructed at the cities expense later down the road. He would like to see that prevented. Council Liaison Holman stated that in earlier discussions with Mr. Paul Paige, Potlatch representative, brought up the economics of apartments verses single family homes. Chair Donnay and Commissioner Ylimeini agreed that the buffer area needs to remain large, untouched and natural. Council Liaison Holman stated that higher density residential needs some type of feature to build around, such as the Paul Bunyan Trail or water features to make the area more appealing. CD Director Doty stated that whatever standards the Commission decides to go with, the property owners do require use of their properties. CD Director Doty stated that the primary outcome of this meeting is for the Commission to identify if they want to consider residential gateway standards. If so, a

secondary priority would be the locations where residential gateway standards should be considered so that this can be passed onto the City Council.

Commissioner Ylimeini asked for clarification on the Navillus land location and current zoning. CD Director Doty stated that the property goes all the way down to the river and is zoned mostly R-1 and R-S. Commissioner Ylimeini stated that it appears more feasible to build a higher density setting. CD Director Doty stated that the landowner wants to sell his property but there is not city water and sewer available to all locations and they would like create larger lots with well and septic. He stated that that doesn't match the City's plan for that area. CD Director Doty said that currently, there are vacant city lots available. Commissioner Ylimeini asked if there was a higher density need in that area. CD Director Doty stated that it is possible but wasn't sure of the needs. The Commission had detailed conversation about the buffer zone, residential homes verses high density residential. The commission discussed the idea that perhaps more land could be preserved with the gateway for high density residential.

CD Director Doty asked if the Commission had interest in residential gateway standards. Chair Donnay asked the Commission for their opinion. Commissioner Ylimeini thought that on a high density residential development there should be standards. He also stated that plating individual lots would be hard to maintain standards. CD Director Doty said both medium and high density districts are possible because there is typically common space with homeowners associations. CD Director Doty stated he has seen single family developments with outlots become an issue if residents have no other reason for an association and don't want to pay insurance costs. Commissioner Kalkofen agreed that there should be some standards for the whole corridor and Chair Donnay agreed and added that the standards don't have to be too strict to give some sense of place and organization to the gateway. You just have to have the vision to do it and now is the time. CD Director Doty asked if there was consensus from the group to have gateway design standards from County Road 48 south, including any commercial and mixed use. The Commission agreed that they want to see planned and orderly standards for the entire gateway corridor, no matter what it is zoned. CD Director Doty asked if the Commission wanted to discuss the specific design standards at this time or identify in the plan that gateway standards shall be established. The Commission decided to just get the direction for gateway standards into the comprehensive plan.

The Commission reviewed the western area of Baxter and the gateway property being mixed use with medium density and low density around. There was a lot of conversation about the railroad and setbacks for the gateway district. Commissioner Ylimeini could not see a reason for an additional buffer on the south side of Hwy. 210 due to the railroad buffer. He can see the need on the north side but not the south. The Commission agreed with Commissioner Ylimeini. The discussion switched to the north side of Highway 210. Commissioner Clark asked what the MNDot 4-lane transportation plan is for the west area of Hwy 210. CD Director Doty stated he was not aware of any immediate plans to expand this highway. The Commission stated support of gateway design standards on the north side of Highway 210. The Commission held conversation regarding what could be allowed in a mixed use setting. The Commission clarified that gateway design standards need to stay in place with mixed use or any other zoning district. CD Director Doty stated that design would be forth coming at a later time.

### **Other Business**

Chair Donnay asked if this Commission is now on hiatus until another comprehensive plan update is needed. CD Director Doty stated that this Commission has been written into the regulations and would continue if there is rezoning or comprehensive plan amendment is requested. Chair Donnay asked that the Mayor advise this Commission of how often they would be meeting and the longevity of the Commission, as when they all signed on it was to be for roughly one year of service. CD Director Doty indicated that he will pass those comments along to the Mayor.

The next meeting is scheduled for May 18, 2015 at 6:00 p.m., one week earlier than the regular scheduled meeting due to City Hall being closed on Memorial Day, May 25, 2015.

**Adjournment**

Motion by Commissioner Kalkofen, second by Commissioner Clark to adjourn the meeting at 7:40 p.m.

Approved By:

Submitted By:

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Chair Kevin Donnay

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Shanna Newman  
CD Technical Clerk