

LONG RANGE PLANNING COMMISSION MEETING
June 27, 2016

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

MEMBERS PRESENT: Chair Kevin Donnay, Commissioners Cathy Clark, Bob Ryan, Mark Cross, Lori Rubin, Jim Kalkofen, and Council Liaison Todd Holman

MEMBERS ABSENT: Rock Ylimeini

STAFF PRESENT: Community Development (CD) Director Josh Doty and Planner Matthew Gindele

OTHERS: Judy & Mark Zahn, Craig Reikofski, Greg & Nancy Slad, Jean & Randy Mertes, Robert Nelms and Kris & Rick Olson

Approval of Minutes

Motion by Commissioner Ryan, second by Commissioner Rubin to approve the minutes of the May 23, 2016 meetings. Motion carried unanimously.

Dellwood Area Neighborhood Meeting

Chair Donnay stated that each person on the Commission is a Baxter resident appointed to this Commission by the Baxter City Council. Chair Donnay then turned the floor over to CD Director Doty.

CD Director Doty gave a brief presentation of the area in a PowerPoint presentation. After the presentation the Commission and audience members reviewed several maps and generated questions, concerns and comments related to the area.

Chair Donnay asked anyone that would like to speak regarding this area to please come forward to the podium.

Mr. Robert Nelms 7761 Whispering Woods Lane- Stated that he is surrounded by Menards property, with the store and holding pond. He would like to be zoned commercial as that is what is surrounding him. Mr. Nelms indicated that it would be a better sale for him and a better tax base for Baxter.

Judy Zahn 15410 Dellwood Drive- indicated where her husband and her live and the additional property they own at the end of the cul-de-sac. She gave history of the purchase 20 years ago, the location of their pole barn with a car lift located inside for retirement income and with the land being a portion of their planned retirement funds when they sold it as a commercial piece of property. She handed out packets of information regarding previous zoning and the current zoning per the County. Mrs. Zahn indicated that in 2011 there was a rezoning of their property and without their knowledge, they lost the commercial zoning. She included the 2008 meeting notes and maps that took place during the Baxter Long Range Planning Commission meetings, current and past County documents. She indicated concern for the recent comments that the 2008 documents were old and outdated. Mrs. Zahn stated that in 2008 there was negotiating to keep the property commercial and that is now not being recognized, she has concerns that this Commission is going to do the same thing by not honoring past conversations. She further pointed out residents around her that want commercial and the location of the road being proposed to bring water and sewer to them. Mrs. Zahn indicated that road is going to tie into Novotny and Dellwood making it a frontage road. They don't want to be the "buffer" property, they want commercial.

Mr. Craig Reikofski 15532 Dellwood Dr.- would like to see a portion of his property zoned C-2 commercial and a smaller area that he owns being zoned OS. His neighbor to the south is Hart, the dogs start barking at roughly 8:00 am and he is concerned that an OS office building would have an issue with the barking and may make it a harder sell than a commercial use.

Mrs. Zahn reproached and stated she meant to address the Hart neighbor. They were there prior to Hart coming in and it will be harder to sell with Hart as a neighbor.

Chair Donnay asked if there was anyone else to speak, there was not, he asked CD Director Doty to explain the next step.

CD Director Doty stated that this information will be gathered, a few options will be put together by staff and a report will go to this Commission at the next regular meeting scheduled for July 25, 2016. That meeting will be a public hearing where a potential decision could be made and forwarded on to the Council for approval.

An audience member asked about the hunting map and making hunting available on a portion of their land. CD Director Doty stated that the hunting map is going to be reviewed at the next Long Range Planning Commission meeting and the Baxter Chief of Police will be at that meeting as well.

Commissioner Kalkofen asked what the three property owners that spoke are currently zoned, CD Director Doty stated residential.

Other Business

The next meeting is scheduled for July 25, 2016 at 6:00 p.m.

Adjournment

Motion by Commissioner Ryan, second by Commissioner Clark to adjourn the meeting at 6:28 p.m.

Approved By:

Submitted By:

Chair Kevin Donnay

Shanna Newman
CD Administrative Assistant