

**LONG RANGE PLANNING COMMISSION MEETING**  
**September 22, 2014**

The Long Range Planning Commission meeting was called to order at 6:40 p.m. by Chair Donnay.

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

STAFF PRESENT: Community Development (CD) Director Josh Doty

OTHERS: Phil Carlson, Rod Osterloh, Steve Barrows, Rick ZumBrennen, Sharon Bodice, Ray Griffin, Ken Shepard, Quinn Nystrom and Tom Rutske

**Comprehensive Plan Open House**

The Long Range Planning Commission held an open house from 6:00 p.m. to 6:40 p.m.

Chair Donnay called the meeting to order and turned the meeting over to Mr. Phil Carlson of Stantec, the consultant for the City of Baxter.

**Presentation of Baxter Comprehensive Plan**

Mr. Carlson presented the comprehensive plan in a power point. *(Please note the presentation is available on the Baxter website: [baxtermn.gov](http://baxtermn.gov))* The power point showed the growth of Baxter, the types/age of citizens, household income, land availability, wellhead protection, existing land uses, the new gateway corridors on Hwy 371 and Hwy 210, transportation, future land use districts, parks/trails and character/identity of Baxter.

Mr. Carlson then asked if there were any questions of him or CD Director Doty.

Chair Donnay opened the public hearing portion of the meeting for any comments or questions.

Mr. Rod Osterloh of Close Converse Properties stated that he represents a few larger property owners in Baxter and has been to several of the comprehensive plan meetings and commends the Commission and staff for their hard work. He stated that Potlatch is one of his clients and they are impacted by the south and west Gateway Districts. He said that the recession has taught us that we need to be flexible moving forward. He said that the gateway district allowing, light industrial, office and small retail does not satisfy needs. With the mixed use area on the west side of Whipple, residents have to drive a mile to get a quart of milk. He said this is an under serviced area and more commercial is needed to support it. He added that in the south gateway area, that the city may end up with an unintended consequence of allowing low density residential on 371. He spoke of the letter that was submitted to staff (copied to the Commissioners) about the 70 acres south on Hwy 371 and how the Gateway District would affect the property owner that he represents. He said that the current zoning of this property is C-1 and that a rezoning to the Gateway district is a downzoning. He asked that the 70 acre piece of property south on Hwy. 371 be commercial and not part of the Gateway District. Mr. Osterloh stated that the uses proposed with the Gateway District are light industrial, small retail and office. He stated that light industrial is \$1.25 to \$2.00 per square foot. He said that infrastructure costs are \$1.25 per square foot and that infrastructure costs millions. He said that C-2 uses pay for the millions of dollars of infrastructure costs. He stated that C-2 is \$8.00 to \$12.00 per square foot. He said that the economics need to work. Chair Donnay thanked Mr. Osterloh for his comments.

CD Director Doty noted that there were four letters received prior to the meeting and that they are part of the public record.

Mr. Ray Griffin thanked the Commission for the time they have spent on the comprehensive plan. His concern is the sewer and water in his neighborhood (River Vista Dr.) that is currently well and septic. Does the city have a timeline for putting city water and sewer in his neighborhood, as currently there are no septic issues and he does not want to pay the \$25,000.00 to have the same water quality that he currently has. He felt that there should be another zoning classification for larger lot areas on well and septic, such as his neighborhood.

CD Director Doty stated that if the Commission wanted to take time to consider the letters that were submitted, that they could table to the October meeting.

Commissioner Clark asked if the Chamber or business community has had any comments. CD Director Doty stated that the Chamber has been involved in the Comprehensive Plan update process, but that there was nothing recently from the Chamber.

Chair Donnay closed the public hearing at 7:17 pm.

Commissioner Ryan stated that he was ready to make a motion to approve and move forward to City Council. However, he noted that it appears that the Commission wanted to consider the comments made, therefore he motioned to have a final approval on October 27, 2014 with any additional comments from the community given to the Commission two weeks prior for review and not the same night of the meeting as these letters need time to be reviewed.

CD Director Doty stated that the public hearing should remain open until the next meeting. Chair Donnay reopened the public hearing and Commissioner Ryan revised his motion to include keeping the public hearing open until the October 27, 2014 meeting.

**Motion** by Commissioner Ryan, seconded by Commissioner Clark to consider their final recommendation on October 27, 2014 with any additional comments from the community to be given to the Commission two weeks prior for review and re-opening of the public hearing.

Commissioner Cross asked if the public hearing would be closed two weeks prior to the meeting. Commissioner Ryan stated that he just wanted any additional information two weeks prior to the meeting so there is time to review any additional information prior to the meeting and not the night of the meeting.

Motion carried unanimously.

It was asked how will residents know they need to have information two weeks prior to the meeting, CD Director Doty noted it will be posted on the website and it was suggested that it should be in the paper.

Approved By:

Submitted By:

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Chair Kevin Donnay

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Shanna Newman  
CD Technical Clerk