

LONG RANGE PLANNING COMMISSION MEETING
November 24, 2014

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

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

MEMBERS ABSENT: None

STAFF PRESENT: Community Development (CD) Director Josh Doty, City Administrator Gordon Heitke, and Mayor Darrel Olson

OTHERS: Rod Osterloh, Tom Rutske, Shawn Sunnarborg, Russell Heittola, Jeff Sell, Steve Barrows and Scott Lanz

Approval of Minutes

Motion by Commissioner Ryan, second by Commissioner Ylimeini to approve the minutes of the October 27, 2014 meetings. Motion carried unanimously.

Public Hearing Continued-Baxter Comprehensive Plan

Chair Donnay continued the public hearing portion of the meeting for any comments or questions. CD Director Doty noted that the packet includes letters that were previously submitted regarding the comprehensive plan update. The Commission reviewed each letter and noted the following comments.

Brainerd Homes Letter – White Sand Lake Property-CD Director Doty explained the location of the lots and the potential of the property being a park since it is next to the boat landing. One of the lots has sold and the buyer intends to build a single family home on the lot. Commissioner Kalkofen added that the Parks Commission just voted to remove the property from the parks portion of the comprehensive plan.

MOTION by Commission Kalkofen, seconded by Commissioner Rubin to remove the land on Memorywood Drive next to the boat launch as a potential park. Motion carried unanimously.

Johnson and Griffin Letters – Sewer & Water of Mississippi River Neighborhood –CD Director Doty noted that the Griffin letter contained a petition to recognize this neighborhood as having larger lots and to request that the City leave this area as a well and septic area. CD Director Doty explained that the city's past and proposed draft plan identifies this area for future urban municipal services. The draft plan currently indicates that this neighborhood should receive a new zoning district but that it does not indicate that the new zone would exempt the area from future city sewer and water services. He added that the timing of future services is determined as part of the City's capital improvements plan. CD Director Doty asked if the Commission if they had any comments or direction regarding this topic. Commission Ylimeini stated that the Utilities Commission has a goal of getting city water and sewer to everyone located next to water and this neighborhood is next to the river. The commission did not propose to make any changes from the current plan.

Quincer Letter – Public Input/Conservation Design/Sprawl/Parks/CIP-CD Director Doty reviewed the highlights of the letter. Staff had no recommended changes to the plan.

Kirchner & Fundingsland Letters – Bicycle Pathways-CD Director Doty stated that the letters were brief and requested more bicycling pathways. CD Director Doty indicated the language in the draft comprehensive plan that supports on-road bicycle paths.

Doucette Letter – Dog Park-CD Director Doty stated that the author would like to see a dog park in the city. The Parks Commission did discuss this topic and suggested that staff respond to the author and let them know that the city would look at this in the future.

Lord of Life Letter – Knollwood Dr./Mississippi River Overlook Park Area-CD Director Doty stated that there were two parts to this letter. The first part discussed the future transportation plan to move the Knollwood Dr. signalized intersection to Inglewood Drive. The church is requesting the signalized intersection stay for their members to have ease of crossing HWY 210. CD Director Doty indicated this has been in the long-range transportation plan for some time and that staff does not recommend any changes. He added that the Inglewood Drive location supports the parallel corridors concept that the commission has talked about in the past. CD Director Doty also noted that the plan does not indicate any timeframe for this change. The second item is regarding the church property near Mississippi Overlook Park and the potentials for services (road, city water and sewer). The church intends to sell the property and they would like it to have services available. CD Director Doty indicated that this is an area identified for future services but that the plan does not indicate when services would be available. CD Director Doty noted that since the church property is adjacent to Mississippi River Overlook Park, he reviewed the three goals for the park, which are to improve access to the park, provide trail improvements to and within the park, and expand the park to preserve Mississippi River frontage.

Heittola Letter & Articles – Motorized Trails-CD Director Doty indicated that at the last meeting a group was present to support motorized trails in Baxter. He discussed the Camp Ripley Veterans Trail and noted that the draft plan states that is an ongoing goal to work to provide locations for motorized trails in Baxter.

CD Director Doty that the next two letters had representatives present to speak on their items.

Hoisington Koegler Letter – Potlatch Properties

Mr. Shawn Sunnarborg representing Potlatch stated that they are asking for flexibility on the properties noted on the map provided. He expressed concern of the Business Gateway District concept and the lack of definitions. Mr. Sunnarborg asked that the comprehensive plan be tabled until the Business Gateway District definitions are known. Chair Donnay asked CD Director Doty there was publishing for the Business Gateway District. CD Director Doty indicated that there were extensive meetings by the Long Range Planning Commission about the district but that there has not been a published hearing for a Business Gateway zoning district. After the comprehensive plan is approved, the district would go forward to the commission and City Council for approval. CD Director Doty reviewed the map with the Commission and explained what is currently proposed versus what the representative is requesting.

Briggs & Morgan/Close Converse & Sell Letters - Jeff Sell Property

Mr. Jack Perry, Attorney for Mr. Jeff Sell's property- Mr. Sell has concern that the property would not develop under the Business Gateway District. At the last meeting, they were asked to prove that this property could not be developed under this district. Mr. Perry provided the pictures and packet of information that Mr. Bill Beard and their land appraiser provided. Mr. Beard then approached and explained that he is working as a consultant for Mr. Sell. He provided a plan showing the 73 acres of land and the properties surrounding parcels and features of the site. He stated 39 percent of the property is wetland. Mr. Beard noted the location of Hasting Road and how it would go through the property. He explained that the buildings are 30,000 square feet with one office service area and one retail area with buffering and storm water retention ponding shown. Mr. Beard went into detail of each picture and how the development looked from different views. Mr. Beard compared the northern 371 area and found that there is only 21 percent green space along that area and that included lots that

are for sale and may not stay green, Mr. Sell would have 39 percent green space. He then provided a map showing the property developed under C-2 commercial.

Mr. Scott Lanz, a property appraiser stated that he was tasked with appraising this land with the Business Gateway District and C-2 Commercial. He determined that the property would need an anchor tenant in order to draw smaller businesses to the location, such as Costco or Super Wal-Mart. He stated this land does not have the ability to draw in small tenants, as it does not have the traffic count or exposure. Mr. Lanz ran a supply and demand analysis and feasibility study the property and found it would not be a profitable property and will most likely remain vacant. Commissioner Cross asked if there was absorption of the current zoning of Office Service and C-1. Mr. Lanz indicated that it was 10-15 years. Mr. Perry then discussed the infrastructure cost to develop this property. He then spoke of the meeting that took place with city staff and the idea to have planned unit development options, as he has seen several properties of this size in the Twin Cities that worked well. Mr. Perry is asking that the planned unit development process be allowed for the Business Gateway District so they can make a request to exceed 30,000 square feet. Mr. Perry read the language changes that they are seeking for the comprehensive plan.

Chair Donnay stated that this information was to be to the Commission one week prior to this meeting. Mr. Perry stated that they tried their best to get it to the Commission in a timely fashion. Commissioner Cross stated that there is a planned unit development section in our ordinance currently. He stated that the city attorney has asked that staff/commissions not establish regulations for each district. Mr. Beard stated that the ordinance does not currently state that a planned unit development is allowed in the Business Gateway district. Commissioner Cross stated that he does not believe anyone has said that they want big box on that site. He further stated that if you can't put a big box on it now how would you with a planned unit development. Mr. Beard stated that they understand that the city does not want a big box but the client also does not want the land to sit idle. Commissioner Cross stated that there is C-2 commercial that is sitting idle on HWY 371 and it is not the cities responsibility to make sure the land is developable or profitable in the first 5-7 years. Mr. Sunnarborg stated that Potlatch is across from this property and they are struggling with how to pay for Isle Dr. to go through and that they need the highest possible development. The Commission had discussion on the different screening techniques of the buildings.

Commissioner Ylimeini (looking at the Potlatch map) stated that he was not in favor of the Business Gateway District on the south side of HWY 210 on the west end of the city, as that area has the railroad buffer and is heavily treed.

Commissioner Ylimeini and Cross suggested that the city attorney review the language that has been requested before the next meeting.

Motion by Commissioner Ryan, seconded by Commissioner Ylimeini to table the comprehensive plan until the next regular meeting of December 22, 2014. Motion carried unanimously.

Next Meeting

CD Director Doty reminded the Commission of the upcoming holidays and asked the Commission if they wanted to keep that meeting date or move the meeting to a different date. The consensus was to leave that date for now.

The next meeting is scheduled for December 22, 2014 at 6:00 p.m.

Adjournment

Motion by Commissioner Clark, second by Commissioner Rubin to adjourn the meeting at 7:20 p.m.

Approved By:

Chair Kevin Donnay

Submitted By:

Shanna Newman
CD Technical Clerk