

**LONG RANGE PLANNING COMMISSION MEETING**  
**December 7, 2015**

The Long Range Planning Commission meeting was called to order at 5:30 p.m. by Chair Donnay.

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

MEMBERS ABSENT: None

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

OTHERS: None

**Approval of Minutes**

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

**Inglewood Drive Planning Area Meeting**

CD Director Doty went through the presentation that would be given at the neighborhood meeting and was enclosed in the packet. The highlights of the presentation and comments were as followed:

CD Director Doty informed the Commission that a few of the calls received regarding the Inglewood Drive annexation were tax related due to the annexation. Staff did contact the County and confirmed that the taxes had increased roughly 50% for properties that entered the City. CD Director Doty asked County staff if future land use/zoning changed, would that affect taxes. The County explained to staff that a change in future land use/zoning could change taxes. Several Commissioners discussed the approximate 50% tax increase.

CD Director Doty gave background on the annexation, the comprehensive plan update and the objective for the City, which is to develop a plan for this area of the City with updates to the City's Comprehensive Plan and Zoning Ordinance, as needed. CD Director Doty explained that leading up to the public hearing, staff would review the comments heard from the neighborhood meeting. He added that staff anticipates publishing for a public hearing in January to amend the comprehensive plan.

CD Director Doty reviewed maps within the packet and described the existing conditions, wetlands, topography, and utilities for this area. CD Director Doty explained the previous County zoning that was included in the packet. He noted that the current development on Inglewood to date has followed the County zoning. CD Director Doty reviewed the land use map in the North Baxter AUAR. He explained that development has not occurred following the AUAR land use map and that the AUAR has expired.

CD Director Doty reviewed two Future Land Use map options for consideration related to a comprehensive plan update. The options included commercial/industrial to the north with low density residential to the south and a possible mix of medium density in the northeast portion of the annexed

area. Commissioner Ylimeini asked about the heating business (Krutchen's) and if that business would be allowed to continue. CD Director Doty indicated that it would be considered legal non-conforming and the business could continue, but could not be expanded if the zoning is R-1. The zoning for that property would have to be changed to a business district to allow their business to be a conforming use. Commissioner Cross stated that he would not be opposed to the east side being orange (medium density) and the west side being yellow (low density residential) with the north remaining purple (commercial).

The Commission discussed the medium density and the number of units allowed per acre. Commissioner Ryan brought up the example of a potential apartment type complex and the amount of traffic that would be generated if medium density was allowed. CD Director Doty stated that staff had thought about that situation too and understood the concern. CD Director Doty added that the other consideration is that higher density does help related to the cost of infrastructure. Council Liaison Holman stated that when Menards came in, they paid for the water and sewer to come in and over time those around hooked up. His point was that if someone wants water and sewer, there are ways to make it happen. The Commission discussed the uses and the ability to provide city water and sewer in the future to several of the existing vacant parcels. The commission also discussed the needs for different types of housing. Council Liaison Holman noted that the Crow Wing County just completed a housing study, which may be helpful to review to see what is going on around the city.

Chair Donnay asked if there were any questions of CD Director Doty at this time, there were none.

### **Wildlife Management Areas**

CD Director Doty informed the Commission that the Department of Natural Resources (DNR) proposed the possibility of establishing a new Wildlife Management Areas (WMAs) within the City of Baxter, on the southwest side of the city. During a recent Council work session, the Council received a presentation from Ms. Christine Reisz with the DNR. The City Council directed that staff present this information with the Long Range Planning Commission for your recommendation. He reviewed the information in the packet with the Commission. The highlights were the following:

- The primary interest is off Mapleton Rd. with two small shallow water lakes (Island Lake and unnamed Lake 18-382) with each lake having a single property owner; both owners are willing to sell the property.
- The hunting map would need to be reviewed as portions of the area are within 500 feet of residential homes.
- The land encompassing Island Lake that is owned by Mr. Marlow does not include enough land for a WMA and would require acquiring additional adjacent land owned by Potlatch. Potlatch is interested in selling some land to the DNR if these WMAs are approved.
- The Commission reviewed the minimum and maximum amount of the land that the DNR would like to purchase for WMAs area.
- Future Utilities and roads could be a concern if they need to get through WMAs.
- The State would manage the land.
- The statute requires County approval; however, the County would most likely defer this to the City Council for approval.
- There was discussion about how trails in this area work with the potential WMAs areas.

Do to time restraints the presentation was ended. CD Director Doty requested that the Commission review the remaining portion of the staff report and that we would pick up the discussion at the January. The Commission was interested in having Ms. Christine Reisz at a future meeting.

**Other Business**

The next meeting was scheduled for December 28, 2015 at 6:00 p.m., however, it was canceled due to the holidays. The next scheduled meeting is January 25, 2016 at 6:00 p.m.

**Adjournment**

Motion by Commissioner Cross, second by Commissioner Rubin to adjourn the meeting at 6:53 p.m.

Approved By:

Submitted By:

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Chair Kevin Donnay

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Shanna Newman  
CD Administrative Assistant