

LONG RANGE PLANNING COMMISSION MINUTES
April 28, 2014

The meeting of the City of Baxter Long Range Planning Commission was called to order at 6:00 p.m.

MEMBERS PRESENT: Mark Cross, Jim Kalkofen, Cathy Clark, Lori Rubin and Council Liaison Todd Holman

MEMBERS ABSENT: Chair Kevin Donnay, Rock Ylimeini and Bob Ryan

STAFF PRESENT: CD Director Josh Doty and Consulting Planner Phil Carlson

OTHERS: Matt Davis, Nathan Hall, Jeff Sell, Brad Scheib and Rod Osterloh

PUBLIC HEARING. This application is requesting a zoning classification change from RS to R-1 and are located at 6785 Woida Road and the vacant lot south of 6785 Woida Road legally described as follows:

6785 Woida Road - N 499.69FT OF W 466.69FT OF GL 3 EX S 7FT OF N 40FT OF W 466.69FT OF GL 3.
SUBJ TO AN ESMNT OF REC. Township 133 Range 28 Section 6

Vacant lot south of 6785 Woida Road - S 500FT OF N 999.69FT OF W 466.69FT OF GL 3. Township 133
Range 28 Section 6

Requested by the City of Baxter, 13190 Memorywood Dr. Baxter, MN 56425

Acting Chair Kalkofen asked CD Director Doty for his report. CD Director Doty stated that Journey North Church is looking to move into the vacate building at 6785 Woida Rd. Upon looking at the conditional use permit it was noted that the zoning is RS, which is not a district that provides development standards for a property that is served with city water and sewer. Therefore, staff is asking that this property be rezoned to R-1. Acting Chair Kalkofen asked if it was all the property in orange (RS), CD Director Doty stated it is not all of the RS property and that there is a larger parcel and two smaller RS parcels that are not included at this time. CD Director Doty stated that these properties can be looked at after the comprehensive plan update process is completed. At this time the city's request is to rezoning the two church properties.

Motion by Commissioner Clark, seconded by Commissioner Cross to change the zoning classification from RS to R-1 located at 6785 Woida Rd. as recommended by staff. Motion carried unanimously

CD Director Doty indicated that this item will go to Planning and Zoning and City Council in May.

Review of Draft Comprehensive Plan

Mr. Phil Carlson of Stantec stated that most of this comprehensive plan should look familiar as this has been worked on for several months. He stated that he was not intending to go through the draft copy page by page but was looking for feedback on this draft. Mr. Carlson reviewed certain areas in the city that make up Baxter and the potential for growth. Mr. Carlson reviewed the draft Growth Areas on Sewer Service Boundary map with the Commission. Mr. Carlson spoke of the mixed use district and how it could go horizontal or vertical. He referred to the former golf course property being an ideal location for mixed uses. He recapped several of the areas on the map with the Commission. Council Liaison Holman asked if there is a map showing vacant

property. The map being reviewed showed some of the land vacant that their calculation was estimated that 400 acres of single family residential lots and 80 acres of medium density/multi-family would be needed.

The Commission reviewed the transportation map, showing the crossings and future interchanges. Mr. Carlson stated there was talk of a bicycle corridor for those who want to bike to work. Some are for this and some are against biking on main roads, a policy should be considered for Baxter.

Mr. Carlson noted that the Parks Commission is reviewing that chapter. The Commission reviewed the parks and trail map. The main components are the expansion of Mississippi Overlook Park, a trail over/under Hwy 371 and creation of Jewelwood Park.

Mr. Carlson asked the Commission and audience for feedback on the draft. Acting Chair Kalkofen asked if there were any concerns in the Introduction section, other than a few spelling errors. Chapter 2, Acting Chair Kalkofen asked if the economy in the past few years is why no one is moving because seniors have lost value in their home and are staying put. Mr. Carlson stated that could be a part of an upswing. Council Liaison Holman referenced page 8, Residential Land Needs-he asked if the new houses should be calculated at a higher density such as townhomes. Council Liaison Holman expressed that the bigger lots seemed to be the thing of the past. Mr. Carlson stated 2un/ac seemed reasonable. Council Liaison Holman asked if mixing uses of single family and multi-family in R-1 to keep service costs down. Mr. Carlson stated that there are areas on the map where single family and multi-family could take place.

Acting Chair Kalkofen suggested on page 11 to remove the word “flooded” out of the Open Water definition.

Acting Chair Kalkofen asked Mr. Rod Osterloh for his comments on the comprehensive plan. He is accompanied by his client, Mr. Jeff Sell and represents Potlatch who Mr. Brad Scheib is also representing. Mr. Osterloh stated that he has concerns over the Business Campus District idea. He doesn't see that type of district working in that area. Mr. Sell expressed that the city is doing a good job and he has read the minutes and the plan and it appears to him that the Commission is trying to prevent what happened north of HWY. 210 on HWY. 371 from happening south of 210 on 371. Mr. Sell stated that Baxter is a clean looking city and as a consumer, he doesn't see the city looking bad north of 371, it's fresh and modern. He stated that he is in the car sales business, however he does not intend to put a car dealership on the lot he owns south of 210. Mr. Sell stated that whatever is brought to the city for that parcel is going to look good because of the regulations that are currently in place. He stated that he doesn't understand the Business Campus District and has never heard of it before. His intentions are to sell the lot as a whole and not section it up. He plans on sitting on it as long as he has to in order to get the right deal. Everyone understands C-2 and knows what they can have in C-2. Mr. Sell stated that he doesn't have to sell this property and if the district changes to Business Campus District he wasn't sure he would market the property.

Mr. Brad Scheib introduced himself as a planner with Hoisington Kogler Group, he has been following the minutes and has read the comp. plan. Mr. Scheib wanted to talk about a few key points reading the comp. plan. Through reading the plan, it is aesthetics that seems to drive this plan and not the use so much, which is a good thing, making the quality of the buildings better. The other observation is that this is a plan and not a rezoning today. He asked what a commercial gateway is and what the Commission looking for. He said that answer would be very helpful for him to know as he assist's his client. He added that the ACUB boundary is of little concern being that the density that Potlatch would like develop and the expense of the water and sewer to that location. Mr. Scheib noted that Potlatch also owns property south of 210 and it is currently zoned low density and they would like to see higher density for these properties, as it would be easier to work with along the highway. Commissioner Cross asked if there was a noise setback from 371. Council Liaison Holman stated that there was at one time. Mr. Scheib stated they did not want a highway wall but instead it would be heavy landscaping.

Commissioner Clark asked Mr. Scheib what he is thinking should be in the gateway type district. Mr. Scheib could see the gateway district as a walkable area with food choices, a drug store, convenience store an area that will service jobs. As far as the industrial area, it should have an identity such as a specific name, water feature, etc. Mr. Scheib added that there should be a mix of uses and lot sizes, some people like big lots and some people don't want to take a lot of time to maintain their property. Acting Chair Kalkofen thanked the gentlemen for their comments.

With the use of the map, Mr. Carlson explained several areas that are able to handle higher density residential uses and areas that would be harder to handle the higher density due to the road system.

Council Liaison Holman asked the representative if they could visualize what could handle the market and demographics. Mr. Osterloh stated that all of the water resources in our area is what is supporting the Menards, Kohls, Super Wal-mart, Target and Costco. Baxter, he explained, is very unique as the water is what brings people here six to nine months out of the year. He further added that Baxter is the smallest community in population to get a Costco. Mr. Sell agreed with Mr. Osterloh that the surrounding areas help support the economy. Mr. Sell added that his place is up in Crosslake and he stops and shops in Baxter.

Commissioner Cross stated that the concern over losing a developer because of the regulations and them going to another community is there. However, when Walmart wanted the new store, the City pushed hard to get what fit in Baxter. He continued to say that looking back the City could have pushed harder after seeing what is in other communities.

Council Liaison Holman explained to the Commission that when the north side of 371 was being developed, there were not a lot of landscaping standards, parking lot or lighting standards. Now that there are standards, do you like the outcome of those regulations? He asked the Commission if they like the new Essentia Health Care building and if we are there or do we need more? He also asked if the C-2 district should be limited to not have car dealerships or businesses that don't have large parking lots. Mr. Sell stated that whatever comes to that corner in the gateway area is going to look nice no matter what because of the regulations. Commissioner Cross stated that some of the problem is that what is shown ideally is not always what ends up on that site. The Commission thanked Mr. Osterloh and Mr. Sell for their input and conversation.

Acting Chair Kalkofen moved the Commission to the next section in the comp. plan. Commissioner Cross had some concern regarding the Goals/Policies on page 13. The fact that there are other policies in the City and the word "Policy" may need to be changed to "Guiding Principal or Directive or Objectives". Commissioner Cross stated that the possibility of a project coming in and it can't meet all of the "Policies" will the developer turn away because they can't meet the "Policies". Acting Chair Kalkofen asked if "Objectives" would be a better term. Mr. Carlson stated that there are definitions that can explain the word. Commissioner Cross wasn't overly concerned with having a definition. CD Director Doty asked if the definition for "Objectives" could be a stronger definition, Mr. Carlson said yes it could be done. The Commission agreed to change the wording from "Policies to Objectives". There were a few minor changes on page 13.

On page 14, number 4, Acting Chair Kalkofen asked if "affordable senior housing needs" could be expanded to cover other senior care centers, long term care facilities or affordable senior care? The Commission discussed it briefly and left it as is. Number 5, Acting Chair Kalkofen asked how "substandard housing" is monitored. Commissioner Cross stated that the Building Department has a housing rental program and inspections are done to determine the condition of rental property, there are also zoning pieces in place to handle dilapidated buildings. CD Director Doty added the building codes and zoning codes are in place if a property becomes substandard. Commissioner Cross added that complaints also bring substandard issues forward to the city. The Commission discussed the word "niches" on Goal 3, Number 1, was it too vague of a word. The previous

comprehensive plan called specific business such as medical facilities/offices and then TIF was a possibility for that business. The Commission decided that page 15, number 2 took care of the concern.

Acting Chair Kalkofen stated that the Commission should stop at this point and look at the zoning piece at the next meeting. CD Director Doty requested a few clarifications prior to the Commission adjourning. He asked the Commission for direction if the name of the district should be Business Campus or Gateway Commercial. Commissioner Cross stated there should be some correlation between the gateway and business campus. Mr. Carlson added the planning of the roads, the scale of the buildings, no poll barns, no car dealers or big box, lighting standards and pedestrian links. The Commission discussed the scale of buildings and noted that the further off of 371 with landscaping in front, such as Kohl's is OK. Commissioner Cross brought up the redevelopment in Monticello, there the Home Depot is 800 feet of the road and then banks and smaller used are in front of the Home Depot. He thought that might be an idea of the mix between business and gateway. Commissioner Cross shared a project in Lincoln, Nebraska and how the scale worked and the building was massive. Mr. Carlson asked the Commissioners to bring in pictures of what they do like or do not like that is out there.

The Commission discussed the ACUB line and that only residential is effected by that line.

Other Business

None

Next Meeting

The next meeting is scheduled for May 19, 2014 at 6:00 p.m.

Adjournment

Motion by Commissioner Clark, second by Commissioner Cross to adjourn the meeting at 8:28 p.m.

Approved by:

Respectfully submitted,

Acting Chair Jim Kalkofen

Shanna Newman
CD Technical Clerk