

**LONG RANGE PLANNING COMMISSION MEETING**  
**October 27, 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 and Cathy Clark

**MEMBERS ABSENT:** Council Liaison Todd Holman and Jim Kalkofen

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

**OTHERS:** Rod Osterloh, Tom Rutske, Kevin Kiehlauch, Kerry Baker, Jerry & Alicia Heggerston, Jack Perry, Bill Bend, Shawn Sunnarborg, Larry Moses, Roger Williams, Russell Heittola, Ed Schulze, Howard Imsand, Jeff Sell, Ray & Deb Griffin, Rich Sergot, Paul Paige and Jennifer Skorich

**Approval of Minutes**

Motion by Commissioner Cross, second by Commissioner Rubin to approve the minutes of the July 28, 2014 and September 22, 2014 meetings. Motion carried unanimously.

**Public Hearing Continued-Baxter Comprehensive Plan**

Chair Donnay opened the public hearing portion of the meeting for any comments or questions. He thanked the public for the letters that were received prior to the meeting.

Mr. Jack Perry, Briggs & Morgan representing Baxter Mainstreet Limited Partnership, has met with staff regarding the property owned by Mr. Jack Sell. This property is being guided the Business Campus District. Minnesota State Law in 2005 made changes that required the zoning to match the land. He has asked consultants if there are buyers and a market for the uses listed in the Business Campus District and has been told there is not. There is going to be expensive infrastructure costs to develop that property. Mr. Perry stated that they feel that property would be undevelopable, which if this is the case would be a “regulatory taking”. The second issue is regarding PUDs. He said that the normal solution would be to allow a PUD for a development approval process. He said that the problem is that he feels that the PUD process could not apply to this district. The third item is that the owner has no issue with screening and landscaping. However, they will never get there because of the zoning. Mr. Perry stated in a meeting with CD Director Doty and Administrator Heitke he asked to give the developers 60 days to show that the screening, as he did in another city in the metro. Staff gave the developers 30 days to prove that it is not developable with the Business Campus and can be screened to satisfy the vision the City has.

Mr. Paul Paige, of Hoisington Koegler Group Inc., land consultant for Potlatch, has worked with Baxter for 11 years. He supplied a map to the Commission showing the different Potlatch properties. Mr. Paige stated that Parcels I and J (parcels that run parallel with Hwy. 371) are guided for R-1 use. They do not feel that it is a good location for R-1. They would rather see R-2 or a mixed use. He stated infrastructure is imminent, the area is evolving and R-1 does not fit. There are currently 600 plus R-1 lots with water and sewer already. The reality is that with R-1 being next to the highway, it will be more than 15 years before there is anything placed on those parcels, which would be years of dormancy for the property owner. Mr. Paige talked about how R-2 would provide more tax generation than R-1. Mr. Paige agreed with Mr. Perry and asked for the same timeline to be given to them as well.

Mr. Russell Heittola, coordinator for the Cayunna Iron Range ATV Club, would like to comment on the need for motorized ATV trails for Baxter, as there is currently a lack of motorized trails. He heard rumor of a trail along the power line going towards the Mississippi River and he would really like to see that take place. Mr. Heittola explained that people do not want to trailer into Baxter, they want trail access to businesses, especially hotels and gas stations. He asked that this be considered with the plan moving forward.

Larry Moses, past president of Crow Wing County Snowmobile Club and a member of the Central Lakes and Cayunna Iron Range ATV Club stated that trails are very important in this area. Recreational trails bring a lot of income into the area. The Camp Ripley Veterans Trail (he noted that he is on this board) will go through Baxter near the bridge on Hwy. 371. Legislators approved a multi-use trail that may be two trails instead of one. One would be motorized and one would be for bikes and walkers. He added that figures from the last year show that 5,400 snowmobiles were registered in Crow Wing County and 7,500 ATV's were registered in Crow Wing County. Clubs are working on trails every year. He asked that the Commission keep motorized trails in the comprehensive plan.

Chair Donnay closed the public hearing at 6:27 pm.

CD Director Doty indicated that the power line that was noted is currently shown on the Parks and Trails Plan as a bike and pedestrian trail and not a motorized trail. He did however note that the plan does state that it is a goal to identify motorized trails in Baxter.

Chair Donnay asked if the comprehensive plan should be tabled to allow more time as requested. CD Director Doty stated that staff would be agreeable with the delay but that the commission could go either way. Commissioner Yliniemi said he would like to see what the representatives present, Commissioner Rubin agreed. Commissioner Rubin asked if there could be an overlay such as the conservation overlay that was done in the past, only that this would be a business district overlay. Commissioner Ryan stated that the timing is terrible and most of these people have been to several of these meetings and wished that they would have brought this information forward sooner instead of at the 11<sup>th</sup> hour. This may have kept the Commission from spending time on the Business Campus District and he agreed with the other Commissioners that he does not want to push a district forward and have it fail. Commissioner Ryan stated that he has sat on the Planning and Zoning Commission for years and has seen representatives say that a project cannot be done, and then several years later it does happen and is very profitable. He did not agree with giving more time as then the Commission maybe sitting here another six months, while City Council is looking to complete this plan soon. Chair Donnay agreed however, he wanted to get it right the first time. Commissioner Cross would also like to see what the representatives present, with the understanding that it will not get the highest classification of C-2, as that is not the current zoning of the property. Commissioner Clark stated that with hesitation, she too was not comfortable with the 11<sup>th</sup> hour pitch and it is a "hail Mary pass". She added that the commission has heard them previously, and that this is about use, not screening. She is a previous economic development commission member and heard in the past that a project could not be done and then it was done. She reluctantly will give them 30 days.

**Motion** by Commissioner Yliniemi, seconded by Commissioner Cross to table the comprehensive plan until the next regular meeting of November 24, 2014. Motion carried unanimously.

Commissioner Ryan asked for clarification of what the Commission is looking for. Commissioner Yliniemi stated that if pipe goes in the ground there has to be a business or residents that need to be hooked up to it. Chair Donnay stated that Mr. Perry is going to give an example of the goals that have been set as closely as it can to C-1 or OS. Commissioner Cross stated that the planning and zoning decisions are not made based on what the city is going to get back in taxes. Commissioner Ryan is still not comfortable, if Mr. Perry can put a car

dealership in there and it has vistas and screening, is that what we want, when previously the dealership was not allowed. Chair Donnay explained that is why they are going to bring an example for the Commission to review.

**Next Meeting**

The next meeting is scheduled for November 24, 2014 at 6:00 p.m.

**Adjournment**

Motion by Commissioner Clark, second by Commissioner Cross to adjourn the meeting at 6:42 p.m.

Approved By:

Submitted By:

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Chair Kevin Donnay

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Shanna Newman  
CD Technical Clerk