

**CITY OF MADISON LAKE
MINUTES OF THE REGULAR MEETING
OF THE PLANNING COMMISSION
MONDAY, OCTOBER 26, 2015**

1. Call to Order

Chair Klassen called the regular Planning Commission meeting to order at 7:02 pm.

2. Roll Call

Members Present: Mike Klassen, Annette McBeth, Greg Rosenow, Mark Hayes, Ryan Sanders

Members Absent: Rick Anderson

Staff Present: City Administrator Ari Klugman Lenz

Others Present: Alex Jermeland, Mike Olson

3. Consent Agenda

A) Approval of the Consent Agenda

a. Approval of Agenda

b. Accepting of Minutes from Regular Meeting of September 28, 2015

A motion by McBeth, seconded by Sanders, to approve the consent agenda.

Roll Call: Ayes: Klassen, McBeth, Sanders, Rosenow, Hayes.

Nays: None

Motion carried.

4. Open Public Comments

None.

5. Public Hearing

A. Preliminary Plat Madison Crest.

Chair Klassen opened the public hearing at 7:04 pm.

- City Administrator Klugman Lenz reviewed the County and DNR comments.
- Mr. Olson would like to see the speed limit on CR187 be reduced.
- City Administrator Klugman Lenz reviewed the cul-de-sac front line interpretation.
- City Administrator Klugman Lenz asked Mr. Olson about access to Outlot B.
- Mr. Olson stated there will be an easement he writes into his covenants to give access along the County Road for the proposed private park located on Outlot B.
- City Administrator Klugman Lenz asked about the street dedication on the west parcel.
- Mr. Olson will provide a provision in the developers agreement to allow road easement or street dedication, if the developer owning the other portion of the road, currently Hiniker, wants to develop.
- Mr. Olson said he will be moving the model to the east portion of the development and plans to bring a final plat for the one lot and the park dedication on the west portion in soon. He has a buying interested in the lot and since water and sewer are already there he wants to move forward with selling the lot.
- Chair Klassen asked about contingencies for the preliminary plat and suggested the contingency of ownership before final plat approval.

Chair Klassen closed the public hearing at 7:26 pm

A motion by McBeth, seconded by Rosenow to recommend to the Council approval with a contingency that the property must be owned by the applicant prior to final plat approval.

Roll Call: Ayes: Klassen, McBeth, Sanders, Hayes.

Nays: None
Motion carried.

6. Reports and Recommendations

A) Comprehensive Plan

- Alex Jermeland gave a presentation of his revisions to the goals.
- Planning Commission reviewed the goals and made suggestions for edits to Mr. Jermeland.
- City Administrator Klugman Lenz mentioned how if the planning commission still wants to hit their goal of updating the comprehensive plan by the beginning of 2016, we need to work on the maps next. She suggested holding a work session prior to the planning commission meeting next month to finalize the comprehensive plan changes.

B) Conditional Use Permit- 201 Main Street

- Planning Commission discussed the possibilities for 201 Main Street's conditional use permit application.
- Planning Commission discussed concern if they change it to 50% is it 50% of each building or 50% of the total.
- City Administrator Klugman Lenz told the planning commission we are running up to the 60 day period where we have to make a decision. She suggested an interim use permit until a decision is made.
- Planning Commission discussed rezoning the property to B4.
- Commissioner Hayes brought up a concern that Mr. Knauss is not in compliance with the principle use of this structure.
- City Administrator Klugman Lenz recommended we add this to the work session topics with council and get their feedback.

A motion by Hayes, seconded by Sanders to recommend to the Council approval of an interim use for his existing rental of the rear building until the ordinance is revised and codified.

Roll Call:

Ayes: Klassen, McBeth, Sanders, Hayes.

Nays: None

C) Accessory Building Location Language

- Planning Commission discussed the accessory building location language and suggested it should be written to apply to the R-1S only.
- City Administrator Klugman Lenz recommended we add this to the work session topics with council and get their feedback.

7. Staff Reports

City Administrator Klugman Lenz reminded the planning commission they will be meeting with Council on November 2nd at 5:30 pm for a joint work session.

8. Adjournment

A motion by Rosenow, seconded by Sanders, to adjourn the meeting at 9:13 pm.

Roll Call: Ayes: Chair Klassen, McBeth, Sanders, Hayes.

Nays: None.

Motion carried.

Attest:


Ari Klugman Lenz, City Administrator