

City of Madison Lake
Planning Commission
Monday, January 27, 2014

Call to Order

Commissioner McBeth called the regular Planning Commission meeting to order at 7:08 pm.

Roll Call

Members Present: Mark Hayes, Ryan Sanders and Annette McBeth

Members Absent: Chair Mike Klassen, Rick Anderson

Staff Present: City Administrator Ari Klugman, Assistant City Administrator Wendell Sande, Building Inspector Voth

Others Present: Fred Friedrichs 61230 Frederick Dr. Madison Lake, MN 56063

Consent Agenda

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

Roll Call: Ayes: McBeth, Sanders, and Hayes

Nays: None

Motion carried.

Unfinished Business

4A) Public Hearing R-1 S Zoning Ordinance

- Assistant City Administrator Sande briefed the Commission on the proposed R-1S District.
- Commissioner McBeth opened the public hearing at 7:12 pm.
- Fred Friedrichs, 61230 Frederick Drive, asked how the City was determining the high water mark and the definition of a bluff. Assistant Administrator Sande stated the high water mark is on record and Warren Smith from Survey Services can provide you with what the current numbers are for each lake. Building Inspector Voth stated a bluff is clearly defined in the Zoning Code. He provided the following definitions.

A topographic feature such as a hill, cliff, or embankment having the following characteristics (an area with an average slope of less than 18 percent over a distance for 50 feet or more shall not be considered part of the bluff):

- A. Part or all of the feature is located in a shoreland area;
- B. The slope rises at least 25 feet above the ordinary high water level of the waterbody;
- C. The grade of the slope from the toe of the bluff to a point 25 feet or more above the ordinary high water level averages 30 percent or greater; and
- D. The slope must drain toward the waterbody.

- Commissioner McBeth closed the public hearing at 7:15 pm.

A motion by Sanders, seconded by Hayes, to move the proposed district to the City Council for final adoption.

Roll Call: Ayes: McBeth, Sanders, and Hayes

Nays: None

Motion carried.

New Business

7A) Recommendation for zoning of newly annexed areas

City Administrator Klugman briefed the Commission on her recommendation for zoning the following areas:

Recommendation for R1:

- Krason Drive, there are currently two parcels with pre-existing accessory structures and no house. The recommendation would be to accept them in the district as non-conforming.
- Nutmeg
- Dauk Farmsite

Recommendation for R-1S:

- Common Interest Community properties on Duck Lake

Recommendation for A1:

- Dauk Triangle piece
- Doran Properties

Recommendation for G1:

- Duck Lake Park

Recommendation to create a new transitional zoning district for the Wheaton property because it does not currently fit into any district. City Administrator Klugman will come back with further information on this concept.

A motion by Hayes, seconded by Sanders, to approve and send the application to Council to comment.

Roll Call: Ayes: McBeth, Sanders, and Hayes
 Nays: None
 Motion carried.

7B) 2014-2015 Workplan/Calendar

- City Administrator Klugman introduced the 2014-2015 Calendar/Work plan as a tool to help the commission track and achieve work progress.

A motion by Sanders, seconded by Hayes, to cancel the Commission’s December meeting.

Roll Call: Ayes: McBeth, Sanders, and Hayes
 Nays: None
 Motion carried.

A motion by Sanders, seconded by Hayes, to move the Commission’s May meeting to the Tuesday May 20th because of Memorial Day.

Roll Call: Ayes: McBeth, Sanders, and Hayes
 Nays: None
 Motion carried.

Adjournment

A motion by Sanders, seconded by Hayes, to adjourn the meeting at 8:08 pm.

Roll Call: Ayes: Hayes, Sanders, and McBeth
 Nays: None
 Motion carried.

Attest:

Ari Klugman, City Administrator