

**City of Madison Lake**  
Planning Commission  
Monday, April 28, 2014

**Call to Order**

Chair Klassen called the regular Planning Commission meeting to order at 7:03 pm.

**Roll Call**

**Members Present:** Chair Mike Klassen, Mark Hayes and Ryan Sanders

**Members Absent:** Annette McBeth Rick Anderson (entered at 7:17), Tana Stoufer

**Staff Present:** City Administrator Ari Klugman, Building Inspector Ron Voth

**Others Present:** Matthew Oswald, Warren Smith, Jason Femrite, Vicki Hagh, Greg Jackson, Pat Fasnacht, Kevin Fasnacht, Jason Beal

**Consent Agenda**

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

Roll Call: Ayes: Klassen, Sanders, Hayes.

Nays: None

Motion carried.

**Public Hearing**

A) Rezoning Pro Fabrication & Preliminary Plat

Jason Femrite with Bolton Menk gave a brief introduction to what Pro Fabrication is planning. Pro Fabrication is planning a 10 acre expansion and to move Racecraft over on the same side of the street as Pro Fabrication is now. The rezoning would only zone the proposed lots to be used by Pro Fabrication into Industrial. The rest would remain Agriculture 1. At the end there will be four lots and two will be owned by Pro Fabrication.

Building Inspector Voth asked about the intention with the strip of land between Pro Fabrication and where future Chestnut would run. Jason Femrite explain there is approximately 93 feet, which is lined up with the lot size of one house on the other side of Chestnut.

Commissioner Anderson entered at 7:17 pm.

Chair Klassen opened the public hearing at 7:17 pm.

No comments.

Chair Klassen closed the public hearing at 7:18 pm.

Chair Klassen asked about the cell phone tower and when the temporary tower was coming down. City Administrator Klugman said they have until August.

**Motion by Commissioner Sanders**, seconded by Commissioner Hayes to recommend I-1 zoning for the new area presented by Pro Fabrication and to recommend the preliminary plat approval to the Council with the following conditions:

1. Review access points with County and ensure that the water tower entrance will not prohibit future Chestnut Avenue's access;
2. Engineer reviews storm water management plan;
3. For the Council to be conscious of setbacks from future Chestnut Avenue;
4. That minimum parking standards are calculated and met;

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

Nays: None  
Motion carried.

B) Preliminary Plat Point Wild

Warren Smith with Survey Services reviewed the preliminary plat for Point Wild Second Addition. All of the lots are around one acre in size. City Administrator Klugman explained we are working on a developer's agreement which includes Mr. Oswald building water infrastructure including four hydrants to City Standard with a large enough capacity to serve the entire Point Wild area. If the properties annex in, they would have an agreement made with Mr. Oswald to reimburse him for pre-decided allocable costs. Those costs would be included in the developer's agreement. There are still a few outstanding questions, for instance the park annexation. If the park comes in Matt would have a 2.5% of the value or up to \$10,000 he would give the City for equipment.

Chair Klassen opened the public hearing at 7:40 pm.

Tom Bohr, North Mankato, asked about the water drain off plan. The Planning Commission recommended Outlot B be brought in the plat as well.

Greg Jackson, 3013 Mustang Drive, asked about the covenants on lots 8, 9, 10 since the current neighborhood covenants do not apply to that area. Mr. Oswald said he would be willing to apply the covenants to lots 8, 9, 10.

Mr. Jackson asked about design and construction approval as part of the covenants and whether Mr. Oswald would consider allowing more than one person on the committee. City Administrator Klugman asked Mr. Oswald to consider this.

Mr. Jackson asked about well locations since one is on the park. City Administrator Klugman said this should be taken into consideration and something should be able to be worked out.

Mr. Jackson asked about what would happen to the former cul-de-sac at the end of his driveway. Warren Smith stated Mr. Oswald would restore it to the property owner and put in regular grass.

Chair Klassen closed the public hearing at 8:43 pm.

**Motion by Commissioner Anderson**, seconded by Sanders to recommend to the City Council to approve the plat with the following conditions:

1. Plat is contingent on annexation;
2. Final Developers Agreement includes that all new subdivided properties are included in the original covenants on lots 1-7;
3. All properties will be zoned R-1;
4. Resolution on whether plat will include the Park, current out lot B, any additional annexations and possible front lot reconfiguration with lot 7;
5. City Engineer approves storm water retention plan;
6. Final developers agreement will include restoration for current cul-de-sac to regular front lawn surface
7. Further research and resolution on wells in the subdivision;
8. A meeting be held with the homeowners association before final plat approval to discuss outstanding areas.

Roll Call:

Ayes: Klassen, Hayes, Anderson, Sanders.

**Reports and Recommendations**

A) Westman Investments

Jason Beal with JBeal Real Estate Group spoke to the planning commission about a proposed project on the Hoehn farm site. Questions were raised about County/State approval on entrances and how public safety would access the development. Mankato Golf Club would be a good market comparison and pricing is expected to be \$375,000 and up.

B) Main Street Design Aesthetics

City Administrator provided the Main Street Visioning Committee's proposed design aesthetics for planning commission review. The Planning Commission was favorable to the plan, they questioned whether certain materials could be used in ways that made them seem different than just the raw material and whether limiting materials would limit a project that in all other ways may have fit the plan.

**Adjournment**

**A motion by Sanders**, seconded by Anderson, to adjourn the meeting at 10:50 pm.

Roll Call: Ayes: Klassen, Sanders, Hayes and Anderson

Nays: None

Motion carried.

Attest:

  
Ari Klugman, City Administrator