

**CITY OF MADISON LAKE
MINUTES OF THE REGULAR MEETING
OF THE PLANNING COMMISSION
MONDAY, JUNE 22, 2015**

1. Call to Order

Chair Klassen called the regular Planning Commission meeting to order at 7:01 pm.

2. Roll Call

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

Members Absent: None.

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

Others Present: None.

3. Consent Agenda

A) Approval of the Consent Agenda

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

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

Nays: None

Motion carried.

4. Open Public Comments

Chair Klassen opened the meeting to open public comments. Seeing several from the annexation project he told them they would hear their comments and pass them to the Council, but that the planning commission is not involved in anything beyond land use planning for the project.

- George Komaridis, 301 Krason Drive.
Mr. Komaridis presented as the President of Duck Lake Association. He presented three main concerns: 1. Lack of transparency and disclosure as to the assessments. 2. He asked what is expected for the contractor and what the chain of command/recourse the residents have. 3. And concerns regarding the storm water drainage and water flow of the land.
- Scott Madigan, 402 Doran Drive.
Mr. Madigan expressed concerns about the drainage pattern created by the construction, specifically he was worried about the drainage from the cul-de-sac area. He also expressed a concern about seeding and how late in the season it was getting. He also expressed a concern that they were not included in the process of changing the drainage to the lake and felt the Duck Lake Association should have been included.
- Andy Frederick, 522 Doran Drive
Mr. Frederick expressed a concern that the roadway between cabins 510 and 552 is engineered to tilt toward the lake side of the roadway. He also thinks the council should replace his trees with mature trees, wants landscaping around the lift station and believes the board of appeals decision regarding his property value was wrong.
- Tara Young, 600 Cherry Avenue
Ms. Young expressed a concern about the water drainage on CSAH 26. And wanted a date for the final layer of pavement on the project.

- City Administrator Klugman asked the residents to put together a list to assist in making sure their concerns are addressed and nothing was missed. She told Mr. Komaradis that she would be the first stop for residents if they are unhappy with the contractor or ISG and if that could not be resolved they should bring their concerns to the Council. The next council meeting is July 13th. She told Ms. Young that the final layer of pavement for CSAH26 is not set yet because there are issues regarding ADA compliancy. It is also a County project not a City project so the City is not the decision maker.
- Mr. Madigan said his wife would put together a combined list and asked the fellow residents to email her their questions.

5. Public Hearing

A. 205 Main Street and 516 Main Street Downtown Overlay Signage Change Hearing.

Chair Klassen opened the public hearing at 7:45 pm and explained the hearing is a requirement of the Downtown Overlay District to give an opportunity to review.

City Administrator Klugman presented both projects and said that Mr. Hoehn is here this evening on behalf of 205 Main Street. She asked Mr. Hoehn to give a little more information about any planned lights on the signage.

Mr. Hoehn stated that he is planning for solar lights on one side that point directly at the sign.

Chair Klassen closed the public hearing at 7:51 PM

A motion by Sanders, seconded by McBeth, to approve the signage changes for 205 and 516 Main Street.

Roll Call: Ayes: Klassen, McBeth, Sanders, Rosenow, Hayes, Anderson
 Nays: None
 Motion carried.

6. Reports and Recommendations

A) West Shore Estates

City Administrator Klugman introduced Randy Westman the developer of West Shore Estates and Nate Hermer from ISG. They are providing a concept plan for review tonight and plan to hold a special meeting of the Planning Commission before the next council meeting.

Mr. Westman shared that he plans to do a recreational trail and name the trail the Betsy-Tacy Trail. He will also put the rocks that give the information about murmuring lake along the trail.

The Planning Commission discussed the ROW and the hopes to get permission to run the trail straight to county road 44.

Mr. Westman asked City Administrator Klugman to send him a copy of a previous developers agreement and said he would have Ron Anderson who will be doing the landscaping alterations on the lake give the City a call to work with the DNR.

City Administrator Klugman asked the planning commission to send her any questions or concerns they have prior to the meeting so she can have answers prepared.

Chair Klassen had to leave at 8:45 PM. Vice Chair Anderson took over running the meeting.

B) 2016 Budget and Work Plan

Commissioner Rosenow asked about the training line in the budget and requested we add an additional \$500.

Commissioner Rosenow asked about iPads. City Administrator Klugman said she would talk to the council about them.

C) Garage/Accessory Building Height and Size

City Administrator Klugman shared the email from Mr. Frederick asking the City to reconsider height and size requirements for accessory buildings and garages. City Administrator Klugman will have her intern pull something together for the next meeting of what comparable communities are doing.

D) Comprehensive Plan Survey Update

City Administrator Klugman said the survey will close on July 6th. At the next meeting the planning commission will discuss next steps.

E) Zoning Map Update

City Administrator Klugman briefly went through some highlighted areas to discuss further as we go into the comprehensive plan changes.

7. **Staff Reports**

Ron Voth, Building Inspector

- Mr. Voth expressed a concern for storage shed/accessory building requirements for North Duck Lake Drive and Doran Drive. He said he has difficulty enforcing when there are several other buildings there that would not meet the current code.
- Mr. Voth expressed a concern that Mr. Wheaton is renting his cabin without a rental license.
- Mr. Voth expressed a concern that Mr. Knauss is selling nuts and bolts and renting storage without a conditional use permit.

8. **Adjournment**

A motion by Hayes, seconded by McBeth, to adjourn the meeting at 9:18 pm.

Roll Call: Ayes: McBeth, Sanders, Rosenow, Hayes, Anderson

Nays: None

Motion carried.

Attest:


Ari Klugman, City Administrator