

City of Madison Lake
Planning Commission
Monday, June 23, 2014

Call to Order

Chair Klassen called the regular Planning Commission meeting to order at 7:00 pm.

Roll Call

Members Present: Chair Mike Klassen, Mark Hayes, Ryan Sanders, Tana Stoufer, Rick Anderson, Annette McBeth

Members Absent: None.

Staff Present: City Administrator Ari Klugman

Others Present: Warren Smith, Ron Kraus, Bob Kreuzer, Jennifer Franke, Steve Wandersee, Cleil Hemphill, Mary Bliesmer,

Consent Agenda

Chair Klassen recommended the following addition to the minutes of May 27, 2014, after his comment in section F, "The goal is for guidance more than overbearing application. He expressed a concern for future planning commissions to keep with this objective."

A motion by Sanders, seconded by Hayes, to approve the consent agenda with the addition of Chair Klassen's language in the minutes.

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

Public Hearing

A) Preliminary Plat CIC

Warren Smith with Survey Services provided a brief overview of the preliminary plat for the CIC. He explained the shared element will be sold to either the adjoining property owners or will be given to the City. There is also the creation of Unit 575 which went from a limited shared area to a lot with ¼ deeded interest. Warren explained the plat has been voted on and passed by more than 67% as required by the CIC bylaws.

City Administrator Klugman explained the final plat could be impacted by the Doran Property that is still in the process of being acquired.

Chair Klassen opened the Public Hearing at 7:15 PM.

Steve Wandersee, 400 Doran Drive, expressed a concern for needing to build a new driveway to the cul-de-sac entrance. He asked if he cannot afford to purchase the portion allocated to him, how he would access his lot. He believes it devalues his property and offered for the City to purchase his lot. He also asked about whether the portion he was purchasing would need to be built up for any drive way.

Jennifer Franke, 404 Doran Drive, asked about the proposed cost allocation. City Administrator Klugman said she would speak with Scott Kelly and insure he is present at the Council meeting to discuss the allocation.

Clell Hemphill, 381 N. Duck Lake Avenue, suggested the collective should pay for the cost of a new driveway for the homeowners.

Bob Kreuzer, 630 Doran Drive, asked about vacating the easement in front of his property. City Administrator Klugman responded saying at this time the easement is still in use, but Bob should request vacation when the project is completed and the road is paved in 2015.

Mary Bliesmer, 544 Doran Drive, asked about parking on the north side of the road. City Administrator Klugman said she would look into this and it would depend on ensuring public safety vehicles can get through.

Clell Hemphill, 381 N. Duck Lake Ave, said he has had issued getting ticketed when cars parked on the Northside of the road in front of his property.

Chair Klassen closed the public hearing at 8:32 PM. City Administrator Klugman stated if recommended for approval by the planning commission the City Council would review this on July 14, 2014 at 7:00 pm. The CIC will hold an annual meeting at Scott Kelly's cabin on the 5th of July. Any concerns the homeowners have could be passed along at that time.

Motion by McBeth, seconded by Sanders to recommend preliminary plat to Council with the following conditions:

1. Any input of alterations resulting from the CIC annual meeting on July 5, 2014 be considered;
2. Any alterations necessary for the Doran easement acquisition;

Roll Call:

Ayes: Klassen, Sanders, Hayes, Anderson, Stoufer, McBeth

Nays: None

Motion carried.

B) Rezoning Properties

City Administrator Klugman explained this is a repetitive hearing because there was an issue with notice. We are looking at rezoning the following parcels as an administrative clean up: R140534327011, R140534327001, R140534328001, R140534327002, R140534327013, R140534327014, R140534327012, R140534327009, R140527326002.

Chair Klassen opened the public hearing at 8:57 PM

Ron Kraus, Chad's Storage 100 Madison Lake Street, expressed a concern for the rezoning of his property and whether it would impact a conditional use permit he has for storage units. City Administrator Klugman stated it would not impact his current permit. Ron stated he understood why the City would not want to zone this area industrial but was wondering about if his property really fit highway commercial since it was not on the highway directly.

City Administrator Klugman explained there is not a good business district to fit any business off of Main Street and the highway.

Chair Klassen expressed a concern for if we allowed highway usage would everyone feel comfortable if someone built a gas station at that location.

Commissioner Stoufer asked about the City's comprehensive plan and what this area was zoned as. Chair Klassen looked it up and said this area was not in the City the last time they updated the comprehensive plan in 2006.

Chair Klassen suggested waiting on rezoning this property until we have a better district to fit it into.

Chair Klassen closed the public hearing at 9:49 PM.

Motion by Commissioner Anderson, seconded by McBeth to recommend to the Council approval of rezoning the following parcels to Residential One (R-1): R140534327001, R140534328001, R140534327002, R140534327013, R140534327014, R140534327012, R140534327009, R140527326002.

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

C) Site Plan Review- Barb Dillon

City Administrator Klugman provided a brief explanation of Barb Dillon's plans for the Lucky Lure.

Chair Klassen opened the public hearing at 9:58 PM.

Chair Klassen closed the public hearing at 9:59 PM.

Motion by Commissioner McBeth, seconded by Commissioner Anderson to approve the site plan review for Barb Dillon

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

6. Reports and Recommendations

A) Interim use permit- Land reclamation Scott Kelly.

City Administrator Klugman explained similar to Mark Hayes, Scott Kelly has requested an interim use permit for land reclamation. Due to timing issues, she requested the planning commission let the City Council hold the public hearing on the permit.

Motion by Stoufer, seconded by Sanders to recommend the City Council hold the public hearing on July 14, 2014 on behalf of the planning commission.

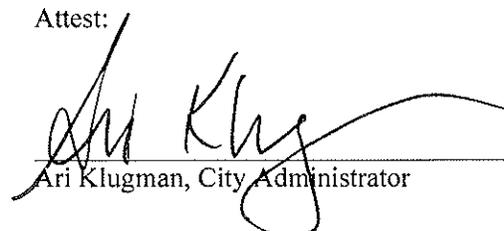
Roll Call:
Ayes: Klassen, Sanders, Hayes, Anderson, Stoufer, McBeth
Nays: None
Motion carried.

Adjournment

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

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

Attest:


Ari Klugman, City Administrator