

**CITY OF MADISON LAKE  
MINUTES OF THE REGULAR MEETING  
OF THE PLANNING COMMISSION  
MONDAY, JULY 27, 2015**

**1. Call to Order**

Chair Klassen called the regular Planning Commission meeting to order at 7:06 pm.

**2. Roll Call**

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

**Members Absent:** Rick Anderson.

**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 Sanders**, seconded by Rosenow, to approve the consent agenda with a correction removing the word “the” in reports and recommendations.

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

Nays: None

Motion carried.

**4. Open Public Comments**

None.

**5. Public Hearing**

A. 413 Main Street

Chair Klassen opened the public hearing at 7:10 pm and explained the hearing is a requirement of the Downtown Overlay District to give an opportunity to review.

- Kent Hoehn, 808 7<sup>th</sup> Street, presented his proposed project for 413 Main Street. He has received complaints from the current tenants regarding the heat brought in by the windows now that the awning is removed.
- Chair Klassen asked for clarification of the material choice for the area around the windows.
- Mr. Hoehn stated it was vinyl siding.
- Commissioner McBeth asked if Mr. Hoehn had seen the architect’s suggestions for the property.
- Mr. Hoehn said he had and the cost was too high to do what they suggested and that the project needed to stay in budget.
- City Administrator Klugman asked if the project could be done in phases, initially with the awning and if necessary window modifications.
- Mr. Hoehn said the structural integrity of the awning depended on the support of the vinyl siding.
- The planning commission asked if a different material could be used besides vinyl siding.
- Dave Pfeifer suggested stucco with framing around the windows.
- The planning commission liked the recommendation of using a natural material.
- Mr. Hoehn had monetary concerns regarding any changes and did not think a different material was necessary.
- Chair Klassen wondered if the material may give the look of a barn. They asked Mr. Hoehn to bring some pictures or materials.
- The planning commission discussed the colors. Mr. Hoehn said he was going for Red, White and Blue.

- Chair Klassen asked the planning commission to narrow the concerns with the property. The biggest focus was on the previous traditional windows being reduced in size and the use of the material (vinyl siding). They did not seem to be as concerned with the awning or the colors. They also felt they did not have enough information and there were several discrepancies between the image proposed by Mr. Hoehn and what Mr. Hoehn is verbally describing.
- The planning commission expressed a concern about what would happen next year when Max came in to propose changes and what precedent they were setting.
- Mr. Hoehn said there were smaller windows and siding all over the district and none of the properties looked like they worked together.
- The planning commission said perhaps that would be different if this district was required when they made those changes and it was their responsibility to look at the district going forward.
- Jerry Groebner, 508 3<sup>rd</sup> Street, asked why they would want the buildings to look the same.
- Commissioner McBeth expressed a concern for making quick decisions that could impact the whole future of Main Street when they have made progress and received so many compliments.
- Commissioner Rosenow asked Mr. Hoehn if they could wait until their next meeting to get the further information they requested.
- Mr. Hoehn said waiting a month to the next meeting would impact the project.
- City Administrator Klugman recommended passing the decision on to the City Council meeting next week to allow Mr. Hoehn time to gather his information and to get Council input.

Chair Klassen closed the public hearing at 8:08 pm

**A motion by McBeth**, seconded by Rosenow to recommend the council review and look at options including any funds to consider for business owners to make improvements.

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

## 6. Reports and Recommendations

### A) West Shore Estates

City Administrator Klugman explained the West Shore Estates developers are requesting a change to their preliminary plat removing the 48 by 300 foot building and putting in two more units instead. The City attorney has reviewed and with approval by the planning commission the change can be recommended to the Council without the requirement of another preliminary plat.

Chair Klassen stated if the opposite was proposed a preliminary plat hearing would be necessary, but since removing the large storage building lowers the intensity of the district by making it all residential. Chair Klassen asked for an updated version of all of the preliminary plat drawings that were previously required be revised with the new concept and submitted to the Council.

**A motion by Sanders**, seconded by McBeth to recommend approval of the revised concept plan to the Council.

Chair Klassen asked for a friendly amendment to be considered to require preliminary plat documents to be revised and submitted to council.

**Sanders accepted the amendment, seconded by McBeth** to require the preliminary plat documents to be revised and submitted to Council.

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

Nays: None  
Motion carried.

Dave Pfeiffer, architect for the West Shore Estates project and owner of vintage fine homes presented three design plans to the planning commission for review.

City Administrator Klugman recommended that when they submit for approval in the PUD the developer include all possibilities for amendments. For example: window relocation, garage size, any color options.

**A motion by McBeth**, seconded by Sanders to recommend approval of the designs to Council.

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

City Administrator Klugman presented the Developer and PUD agreement to the planning commission. She stated it is not finished yet, for example, it needs to be revised to allow seventeen units. She asked the planning commission to review it and send her any comments as soon as they can.

Chair Klassen asked for language to be included in the PUD referencing the documents presented tonight and documenting materials. He would also like the PUD to including covenants and any homeowner's association documents. He suggested referencing the Three Lakes documents.

**B) Comprehensive Plan Survey Discussion**

Alex Jeremeland from Minnesota Valley Council of Governments made a presentation on the results of the comprehensive plan survey.

Planning Commission will review and discuss next steps at next month's meeting.

**C) Garage/Accessory Building Height and Size**

Planning Commission tabled this discussion until next month.

**D) Madison Crest**

Mike Olson from Daybreak Developments presented a concept plan for Madison Crest. They plan to have single level detached patio style homes. Plans to be a 55+ age restricted community with a target price point of \$250,000.

City Administrator Klugman will check with the Council on whether a path could be proposed in Duck Lake County Park.

Mr. Olson stated he would like to do a PUD to be able to get six foot side setbacks, total of twelve feet between interior homes. All regular setbacks are met for exterior homes, for instance Mr. Wheaton's property.

**7. Staff Reports**

None.

**8. Adjournment**

**A motion by Sanders**, seconded by McBeth, to adjourn the meeting at 10:25 pm.

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

Attest:

  
Ali Klugman, City Administrator