

**CITY OF MADISON LAKE
PLANNING COMMISSION MINUTES
August 27, 2012**

Roll Call:

Upon roll call the following members were present: Mike Klassen, Ann Austad, Rick Anderson, Clell Hemphill, Annette McBeth, and Ron Voth

Members Absent: None

Staff Present: Kelly Steele

Others Present: Amy Dresch of FMHC Corporation (Verizon Wireless) and Randy Knauss of 201 Main Street

Call to Order:

Chair Klassen called the regular meeting to order at 7:00 p.m.

Consent Agenda:

A Motion by Voth seconded by Austad, to approve the August 27, 2012 agenda, the July 23, 2012, regular minutes, and July 23, 2012 work session minutes.

Roll Call- Ayes: Klassen, Hemphill, Austad, Anderson, McBeth, and Voth
 Nays: None
 Motion Carried

Public Hearing

None

Public Open Forum

Unfinished Business:

6A) Zoning Ordinance Revisions

- The Planning Commission will continue to review the revisions to the zoning ordinance in future work sessions.

6B) Main Street Zoning Requirements

- The City has at least four businesses on Main Street that are legal non-conforming.
- Mr. Knauss would like to build a second building on his property to use as a hardware store.
- The Planning Commission discussed Mr. Knauss' proposal meets zoning requirements.
- The Planning Commission will review the approved uses of the B2 Central Business District Ordinance.

6C) Rental Ratio vs. District

- Current ordinance allows up to five unrelated people per rental property.
- Mr. Hemphill would like the city to partner with other cities to write a new rental ordinance to limit the number of rental properties in a given area.

New Business:

7A) Verizon Wireless Temporary Tower

- Verizon would like to construct a temporary telecommunication tower on a lease site between Casey's and Pro Fab.

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- Both the temporary and permanent tower will require a conditional use permit.
- The temporary tower will be a 90' wood tower.
- The proposed access to the site will not be aligned with Chestnut Avenue.
- Verizon has had knowledge for one and one half years that the water tower will be removed and they will have to find an alternative location for their equipment.
- The Planning Commission will be holding a public hearing on September 24, 2012 to hear the request.
- The Planning Commission would like to see an aerial photo of the proposed site and a letter from Verizon explaining the reason why they cannot relocate to the new tower.
- Staff will review if Verizon should apply for the CUP or if the property owner should apply.
- Staff will review if Blue Earth County needs to approve the access off of CSAH 26.

Updates:

- The Gerald Frederick property has been split and Countryside Homes will be installing two homes.
- MSU's Urban and Regional Studies program has agreed to work on the city's comprehensive trail program with their graduate student studio class this fall semester.
- Blue Earth County has expressed interest in removing the bike trail on the east side of the Three Lakes Subdivision and paving a bike trail on CSAH 187 going to Duck Lake Park.

Adjourn:

A Motion to adjourn at 8:59 p.m. was made by Anderson, seconded by Austad.

Roll Call- Ayes: Klassen, Hemphill, Austad, Anderson, McBeth, and Voth
 Nays: None
 Motion Carried

Attest:

Kelly Steele, City Administrator-Clerk