

City of Madison Lake
Planning Commission
Tuesday, September 24, 2013

Call to Order

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

Roll Call

Members Present: Chair Mike Klassen, Rick Anderson, Ron Voth, Mark Hayes, and Ryan Sanders

Members Absent: Annette McBeth (arrived at 7:59 pm)

Staff Present: Interim City Administrator Wendell Sande and Deputy Clerk AmberRose Brudelic

Others Present: Pat and Scott Mende of 115 Park Road, Madison Lake; Amy Dresch of FMHC Corporation; and Michael Wheaton of 233 Pinehurst Drive, Mankato.

Consent Agenda

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

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

Nays: None

Motion carried.

Public Hearing

4A) Verizon Conditional Use Permit

- Chair Klassen opened the public hearing at 7:02 pm.
- Verizon is requesting permission to install a permanent telecommunications tower west of town.
- Ms. Dresch stated that Verizon intends to install a 190 foot mono pole with no lights or guide wires.
- The planned access road was discussed.
- Verizon plans to start construction in the late spring or early summer of 2014.
- Ms. Dresch stated that upon operation of the permanent tower, the temporary tower site will be restored to its previous condition.
- Chair Klassen closed the public hearing at 7:09 pm.

Public Open Forum

Unfinished Business

6A) 115 Park Road Re-Zone Request

- Mr. Sande stated the sixty day time period was extended as requested.
- The property is currently zoned as R2.
- As this is not a transition area, a rezoning to R-3 Multi-Family is not indicated and would not be in conformance with current and future planned uses.
- Future development of the properties surrounding 115 Park Road were discussed.
- The Planning Commission discussed where multi-family housing is permitted.

A motion by Hayes, seconded by Anderson, to deny the rezoning request at this time.

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

Nays: None

Motion carried.

New Business

7A) Verizon Conditional Use Permit

- The Planning Commission discussed possible conditions for the permit.
- The extension of the Interim Use Permit was discussed.

A motion by Voth, seconded by Sanders, to recommend approval of the Conditional Use Permit with the following conditions: 1) Comply with all applicable state and federal requirements and 2) Obtain required MN DOT access driveway permit.

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

Nays: None

Motion carried.

A motion by Voth, seconded by Anderson, to extend the Interim Use Permit until August 1, 2014 unless the tower is removed before then.

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

Nays: None

Motion carried.

7B) Wheaton Concept Plan

- Mr. Sande stated that the proposed lots meet the standard R1 definition.
- The Planning Commission discussed the concept plan.
- The process for recording a plat was discussed.

7C) MS 462 Provisions

- Mr. Sande provided information on how best to handle the non-conforming properties.
- The Planning Commission discussed MS 462.
- The creation of an R1-S zone was discussed.
- Mr. Sande will provide preliminary zoning information at the next meeting.

Adjournment

A motion by Hayes, seconded by McBeth, to adjourn the meeting at 8:44 pm.

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

Nays: None

Motion carried.

Attest:

AmberRose Brudellie, Deputy Clerk