

***City of East Gull Lake
Planning and Zoning
Regular Meeting***

Tuesday, July 24, 2018 – 6:30 PM

I. Call to order

Chairman Bruce Buxton called to order the regular meeting of the City of East Gull Lake Planning and Zoning Commission at 6:30 PM on Tuesday, July 24, 2018 at City Hall.

II. Pledge of Allegiance

III. Roll Call

Present: Bruce Buxton (Chair), Commission: Marty Halvorson, Paul Tollefson, Nate Tuomi, Eunice Wiebolt, Rocky Waldin

Staff Present: City Administrator Mason, Administrative Assistant Schack

Council Liaison: Carol Demgen

Audience: Jeff Ledin (SEH), City Attorney Tom Pearson, Liz Walton, Dan Walton, Lisa Barnett, Ryan Barnett, Bob Plessel, Amanda Plessel, Sherry Watland, Charles Klecatsky

IV. Adoption of Agenda/Additions or Deletions to the Agenda

Motion by Commissioner Halvorson and seconded by Commissioner Wiebolt to approve the agenda as presented. All present voted in favor thereof. Motion carried.

V. Approval of Minutes

Motion by Commissioner Tuomi, second by Commissioner Wiebolt to approve the minutes of the Tuesday, June 26, 2018 meeting. All present voted in favor thereof. Motion carried.

VI. Public Hearings

A. Cragun's LEGACY VILLAGE Lot Split, Zoning Change, CUP, and PUD 2018-34

Zoning Change:

Administrator Mason reviewed the parcels that need to be rezoned to accommodate the proposed Planned Unit Development (PUD). He noted that the area is located near city wastewater and is appropriate to be R2. Randy Jenniges addressed the audience noting he is from SEH and is working with Cragun's. Public hearing was opened and closed and brought back to the commission for discussion. there were no comments from the audience.

Motion by Commissioner Tuomi and seconded by Commissioner Halvorson to recommend approval of the zoning change. All present voted in favor thereof. Motion carried.

Conditional Use Permit:

Administrator Mason read the staff report portion regarding the Conditional Use needed for the PUD. He reviewed the map and the layouts. He noted the wastewater and road committee recommended approval of the CUP and PUD for the project. Eric Peterson of Cragun's addressed the Commission stating the type of development they plan on providing with this project. He noted that this will be a residential downsizing opportunity. Most of the homes will be slab on grade construction. Randy Jenniges addressed the audience showing a 3D video of the concept for the project, describing the homes and the area being developed. He reviewed the preliminary plat drawing. He reviewed the drainage areas on the drawings. He reviewed the cul-de-sacs and roadways. He noted the buffer areas from the roads. He noted there will be approximately 250 trees, buffering further from CR 70. The public hearing was opened to the public. Patience Barnes, 10868 PBP road addressed the commission regarding cars and parking in the development. Mr. Jenniges addressed the question stating the driveways are designed to allow 4-5 cars so they won't be on the roadways. Administrator Mason read the covenant section relating to vehicles parked on each individual property. Lisa Barnett, Suomi

Dr asked about rentals in the city. Mr. Peterson addressed the audience regarding the rental situation. He noted renting will be monitored within the covenants, reading the portion of the covenants to the audience regarding renting. He noted that their goal is that the homes are residential. He noted they are trying to create a sense of community. Bob Plessel 11309 Gull River Road asked regarding the timeline of construction. Mr. Jenniges noted they would like to begin this fall (2018), stating that most of the construction will be completed 7am -7pm M-F with additional work done on Sat if needed by written permission. Public hearing was closed and brought it back to the commission. Commissioner Tuomi asked Mr. Cragun if this project is his vision or someone else's. Commissioner Tollefson asked what the price range would be and Mr. Peterson said \$320,000.00 – \$350,000.00. Commissioner Wiebolt asked about the design of the outside of the homes and Mr. Peterson noted it will not be vinyl siding. Commissioner Halvorson asked if all the homes were built to the max size, will the homes be too close together. Mr. Jenniges noted that the lots are arranged so that the building footprints of the homes can be maximized. Chair Buxton noted that if all the homes were built to the maximum size, the impervious for the project will exceed the 25% allowed. Discussion ensued regarding the density of the project. It was noted that there could be conditions added to address the size of the homes to keep the impervious at a desired point.

Administrator Mason read the staff report findings of fact and conditions.

Motion by Commissioner Tuomi and seconded by Commissioner Wiebolt to recommend table the CUP 2018-34B to request more information regarding house plans, the square footage of the building size of each lot figuring the impervious surface and to allow for time to review the covenants. All present voted in favor thereof. Motion carried.

PUD

Chair Buxton noted that even though the CUP was tabled, he noted that the process should be completed to discuss some of the points that will be advantageous for the developers to hear to prepare for the next meeting.

Administrator Mason read the staff report for the PUD.

Public hearing was opened. Chuck Klecatsky addressed the Commission noted that he appreciated that Mr. Cragun owns 400 acres that he has dedicated to green space. Chair Buxton noted that while the investment and value of the golf courses are important, they are not related to the PUD and cannot be used by the PUD since they will not be owned by the HOA and could very well be sold to another entity whose operations are less compatible with the HOA.

The public hearing was closed and brought back to the commission for discussion. Screening and fencing for the maintenance area was discussed.

Motion by Commissioner Halvorson and seconded by Commissioner Tollefson to recommend table the PUD 2018-34B to request more information regarding house plans, the square footage of the building size of each lot figuring the impervious surface and to address specific changes to the maintenance facility addressing the chemical storage, washing facility, fuel facility, parking and other operations, screening from the HOA and CSAH 70. Specific details must be provided so administration of the project and future permits will be able to be handled by anyone on City staff. All present voted in favor thereof. Sufficient time must be allowed to review the covenants Motion carried.

VII. Open Forum

None

VIII. Planning and Zoning Administrator's Report

A. Statistics

New Permits:	11
New Variances:	
New Conditional Use:	1
Potential Permits:	
Inspections	
Completion Letters:	
New Violations	
Total 2018 Permits to date:	42

B. 2013, 2014, 2015 & 2017 Existing Permits Update

- 1 remaining open 2013 permit: Owen Trout garage
- 1 remaining open 2014 permits: Thomas Deans shed
- 2 remaining open 2015 permits: Foster new home, Lind addition and garage
- 6 remaining open 2016 permits
- 28 open out of 76 total 2017 permits

Administrator Mason reviewed the inspections that took place during the last month.

IX. Old Business

None

X. New Business

None

IX. Adjournment

Motion by Commissioner Wiebolt and seconded by Commissioner Tollefson to adjourn. All present voted in favor thereof. Motion carried.

Transcribed by East Gull Lake Administrative Assistant
Kathy Schack

These minutes are paraphrased and are not written word for word.