



Planning Commission

Regular Meeting

~ Minutes ~

1408 Lake Street South
Forest Lake, MN 55025
www.ci.forest-lake.mn.us

Dawn Bugge, C.D. Admin Assistant

Wednesday, September 13, 2023

7:00 PM

City Center - Council Chamber

[City of Forest Lake - Livestream and Recorded Meetings](#)

1. Call to Order

The Meeting was called to order at 7:00 p.m.

2. Roll Call

Attendee Name	Title	Status	Arrived
Paul Girard	Commission Chair	Present	
Susan Young	Commission Vice-Chair	Present	
Kevin Miller	Planning Commissioner	Present	
Justin Brink	Planning Commissioner	Present	
Don Stehler	Planning Commissioner	Absent	
Jeff Larson	Planning Commissioner	Present	

3. Pledge of Allegiance

4. Approve the Agenda

Chair Girard noted that the Public Hearing for Interstate Companies was removed from the agenda at the request of the applicant and that a hearing notice will be re-sent for the item at a future meeting date.

Commissioner Brink made a Motion to Approve the Revised Agenda as presented.
Motion seconded by Commissioner Young. Motion carried 5-0.

5. Consent Agenda Considerations (Action Items)*

a. Approve Planning Commission Meeting Minutes from August 23, 2023

No comments on the minutes.

Commissioner Larson made a Motion to Approve Consent Agenda Item 5.A as presented.
Motion seconded by Commissioner Brink. Motion carried 4-0. (Miller abstained.)

6. Regular Agenda (Action Items)

a. ~~Public Hearing: Consideration of a Conditional Use Permit and Site Plan Approval for Interstate Companies, 20920 Forest Road N.~~ Tabled per Applicant's Request

This item was removed from the agenda.



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b. Consideration of a Recommendation of the Shadow Creek Minor Subdivision, NE corner of Hwy 61 and County Rd 50 (PID 20-032-21-41-0001)

Community Development Director, Abbi Jo Wittman, provided a background on the request to subdivide an existing lot into two parcels, which was previously tabled by the commission. Wittman explained that the Planning Commission is being asked to make a recommendation to the City Council for this item.

Staff noted that both proposed parcels meet the minimum standard requirements for a new lot within the zoning district. Wittman explained that the City's Future Land Use Plan will guide any future uses of the properties, which would come back before the commission at the time of proposed development.

Wittman addressed access concerns of Washington County, noting that the County would require an access permit prior to development. Wittman further noted the County will likely require access to the site to be limited to a right-in/right-out design and should be combined with the stable property to the east.

Chair Girard requested clarification of the County's required width of the access easement. Wittman clarified that the County would require 80 feet of access, which could be added as a condition of approval.

Commissioner Young stated that she spoke with a representative from Washington County, of which she summarized concerns for the board. Young was not in favor of splitting the property and allowing access from County Rd. 50, but would prefer access to a full site from Goodview Ave. Young pointed out the constraint of future access being restricted to a right-in and right-out to County Road 50, stressing the concern for traffic and safety impacts.

Wittman clarified that the Commission is only being asked to make a recommendation on the requested lot split, with no action regarding future development at this time.

Commissioner Young expressed concern for potentially creating a land locked parcel on the northern portion of the site. Wittman stated that the proposed 80-foot-wide public easement would provide access to the northern parcel. Staff clarified that the easement, which would include utilities and a trail, would be considered a private drive with public rights.

Todd Christenson, 6150 202nd St N, Applicant, stated that he does not foresee County Rd. 50 surpassing the limits of a Collector Roadway and he is not aware of increased accidents in the area. Mr. Christenson addressed the County's access concerns. The applicant asked for the Commission's support of his request for a minor subdivision at this time, noting that he will continue to work with the County on access issues.



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Jim McKinnon, Developer, stated his need to identify exactly what the County will require for access. He noted that the proposed 520-foot access easement is considered temporary. His understanding was that the County may require the additional access on the basis that traffic counts will increase to this need.

Staff confirmed that an access permit from Washington County will be required for the property.

Commissioner Miller asked about the expected timing for development of the farm site.

Mr. McKinnon responded that the market will drive the timing. He elaborated that the market is not right for townhomes at this time, but possibly in the near future. They intend on focusing development based on the type of multi-housing that the market is ready for. Their intent of developing the site in sections is to develop the property along with market needs.

Commissioner Young pointed out the responsibility of the County to consider safety when designing roads.

Mr. McKinnon stated that they are comfortable with the required future access changes. He explained that due to the locations of wetlands on site, they are unable to provide access to the site from Goodview Avenue.

Commissioner Miller made a Motion to Recommend Approval of the Shadow Creek Minor Subdivision, subject to the attached documents and conditions listed in the staff report. Motion seconded by Brink.

Chair Girard requested the following amendments to the Conditions of Approval:

- Amend Condition No. 5 to include that access will be granted from Washington County.
- Addition of Condition No. 7 to state that the proposed 40-foot-wide access easement be increased to 80 feet wide.

Commissioner Miller amended the Motion to Recommend Approval of the Shadow Creek Minor Subdivision, subject to the attached documents and the conditions listed in the staff report, to include an amended No. 5 and the addition of No. 7 (as listed above).

Amended Motion seconded by Brink. Motion carried 4-1. (Young voted no.)

Chair Girard noted that the item will go before the City Council for final action.



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7. Discussion

Community Development Director, Abbi Wittman, informed the Commission that there will be no meeting on September 27, as no new land use applications have been received.

Wittman gave an update on the status of updates to the City's Zoning Code and public nuisance and enforcement program. Wittman noted that the City's goal is to have an enforcement program in place by January 1.

8. Adjourn

Commissioner Larson made a Motion to adjourn the meeting at 7:40 p.m.
Motion seconded by Commissioner Brink. Motion carried 5-0.