

**AGENDA
CITY OF LINDSTROM
PLANNING COMMISSION MEETING
Wednesday, January 3, 2018
6:30 P.M.
City Hall Chambers
13292 Sylvan Ave., Lindstrom, MN**

CALL TO ORDER/PLEDGE:

CALL OF ROLL:

CONSIDERATION OF AGENDA:

CONSIDERATION OF MINUTES:

1. Minutes of the December 6, 2017 meeting (pgs. 2-3)

PUBLIC HEARINGS/PRESENTATIONS:

1. Shoreland District regulations and PUD (pgs. 4-5)

BUSINESS:

1. Development Updates (pgs. 6)

MISC. DISCUSSION:

ADJOURNMENT:

**MINUTES
CITY OF LINDSTROM
PLANNING COMMISSION MEETING
WEDNESDAY, DECEMBER 6, 2017
6:30P.M.
Lindstrom Council Chambers
13292 Sylvan Ave., Lindstrom, MN**

CALL TO ORDER/PLEDGE:

Chair Klun called the meeting to order at 6:30 p.m.

CALL OF ROLL:

Members Present: Chair Mike Klun; Commissioners Jim Swanberg, Kevin Backer, Greg Donovan, Laurie Burington

Members Absent: Judy Chartrand, Orris Erlandson

Others Present: City Administrator John Olinger, Deputy Clerk Melissa Glenna, Council Liaisons Curt Flug & Dave Waldoch, City Planner Rita Trapp, John Nelson

CONSIDERATION OF AGENDA:

Motion by Backer, second by Donovan, to approve the agenda as presented. Motion passed 5-0.

CONSIDERATION OF MINUTES:

Motion by Donovan, second by Burington, to approved the October 4, 2017, minutes. Motion passed 5-0.

PUBLIC HEARINGS/PRESENTATIONS:

Motion by Swanberg, second by Backer, to open the Public Hearing for the Comprehensive Plan at 6:32pm. Motion passed 5-0.

Planner Rita Trapp explained that Comprehensive Plan is a work in progress and will be updated on a yearly basis. Trapp asked for any comments. Chair Klun commented that the Planning Commission has spent a lot of time on this. He asked if the Comprehensive Plan is a guideline. Planner Trapp explained the Comprehensive Plan is not a guideline. It is the plan. The Comprehensive Plan is the goals, policies and standards of the city. If it is not accurate, modifications can be made. Planning Commission Liaison Waldoch inquired about rezoning. Planner Trapp gave the example of changing from low density to high density both the zoning and the Comprehensive Plan should change. Chair Klun

asked about the process for updating the data. Trapp explained Planning has to see the change first then the Council.

Motion by Burington, second by Donovan, to close the Public Hearing at 6:40pm. Motion passed 5-0.

Motion by Donovan, second by Swanberg, to accept the Comprehensive Plan and send the Comprehensive Plan to Council for approval. Motion passed 5-0.

BUSINESS:

- 1. 5 year Capital Improvement Plan**-Olinger reviewed the Capital Improvement Plan that was presented. In 2018, the plan is to place underground electric at 1st Ave, sewer and water to Lehigh/306th/Lincoln Ave, and reclaim 288th with curb and trail. 288th will take up capital money in 2017, 2018, and 2019. Olinda Trail from the High School to 288th Trail is planned to be completed in 2020 with the County during the CSAH 25 reconstruction. The Fire Hall Rebuild is planned for 2020 to 2021. Mentzer Trail sewer install is planned for 2021. Glader Boulevard street reconstruction and water extension is planned for 2022. Olinda Trail North from Highway 8 to 3rd Ave street reconstruct with curb, gutter and sidewalk is planned for 2023. Maple Street from 1st Ave to North end and 3rd and Maple to County Road 20 curb and gutter is planned for 2023. 295th Street from Neal to Olinda Trail street reconstruct with curb, gutter and sidewalk is planned for 2023.
- 2. Captain Shawn's**-Lindstrom Beach is zoned R-1, which does not specifically say leases are allowed on public land. The City Planner recommends modifying the ordinance to allow the City to lease public land for commercial use. Staff recommends a conditional use is added for commercial leases of public land. The Planning Commission members discussed the need for this type of business in Lindstrom especially with the Water Trail.
- 3. Shoreland Amendments**-Planner Trapp explained she is progressing with the DNR and found out where the City is not in compliance. She is working with an expert from the DNR to modify wording. After discussion with the Planning Commission, Planner Trapp will have more discussion with the DNR regarding lake access outlots and shoreland regulations.

MISCELLANEOUS DISCUSSION:

John Nelson asked if there will be a public hearing for Captain Shawn's Marina. Olinger explained the Planning Commission will have a public hearing.

ADJOURNMENT:

Motion to adjourn was made by Swanberg, second by Burington. Motion passed 5-0. Time 7:52 p.m.

Respectfully Submitted,
Melissa (Missy) Glenna
Deputy Clerk

STAFF REPORT

MEETING DATE: January 3, 2018

SUBMITTED BY: Planner Trapp

ITEM: Public Hearing - Shoreland Regulations and PUD

MEMORANDUM

TO: Planning Commission
FROM: Rita Trapp, AICP, City Planning Consultant
DATE: December 28, 2017
RE: Public Hearing for Amendments to the Zoning Ordinance regarding Shoreland Regulations and Planned Unit Developments

The City of Lindstrom has been in consultation with the Minnesota Department of Natural Resources (MnDNR) regarding potential amendments to its shoreland ordinances. The MnDNR is requesting these amendments as it feels the City's zoning ordinance is not currently in compliance with its regulations. Adopting regulations that are approved by the MnDNR is important for Lindstrom as otherwise the MnDNR would have regulatory authority for each project within the shoreland area. This would result in a more complicated, and likely lengthier, review and approval process for property owners and developers. The City previously received an approval for its regulations in the 1990s, however, since that time the MnDNR has reviewed and updated what they are seeking in local government regulations.

Attached are the regulations from the Planned Unit Development and Shoreland Regulations sections of the zoning ordinance with tracked changes used to identify the proposed amendments. City Staff continues to work with the City Attorney and the MnDNR in two areas and will provide an update at the Planning Commission meeting:

- 1) Requested amendment to Section 154.201 (B) (1) regarding the ability of the City to vary from the regulations in the Shoreland District for planned unit developments. The MnDNR has requested the language proposed. However, the City Planner and Attorney are concerned about this language as it would require the processing of variances as part of PUDs that need flexibility from shoreland regulations.
- 2) Requested amendment to Section 154.204 (G)(5(a) regarding the number of mooring spaces allowed for a planned unit development. The City currently allows 6 and the MnDNR would like to change it to the number of homes allowed in the first tier. The

language included is what the MnDNR is proposing. City Staff is continuing its evaluation of this change.

As these are changes to the zoning ordinance, the Planning Commission will be holding a public hearing to solicit input from the public. After the public hearing has closed, the Planning Commission should consider which of the following actions is most appropriate:

- 1) Table until the February meeting and request additional information or clarification from Staff and the MnDNR.
- 2) Recommend approval of the suggested ordinance amendment with or without additional changes.

ACTION TO BE TAKEN: Recommend the City Council approve changes to the Shoreland Regulations and PUD

Attachment-Shoreland Regulations and PUD

STAFF REPORT

MEETING DATE: January 3, 2018

SUBMITTED BY: Administrator Olinger

ITEM: 2018 Development Updates

- **Rosehill Resort**-EAW was submitted and is under Staff Review
- **Dinnerbell/Meredees**-EAW was submitted and is under Staff Review
- **Sunset Meadows**-Resubdivision application sent to applicant
- **Morningsun**-Plat and Resubdivision applications sent to applicant
- **Lakes Region EMS Facility**-Plat of City property presented in February
- **Enchanted Cove**-Waiting for spring construction
- **Sherman Plat**-Awaiting submittal, February or March review
- **Chisago Lakes High School Community Center**-Awaiting Architects plans
- **CSAH 20 Bridge Replacement**-Contract approved
- **Middle School Tennis Courts**-Under Construction
- **Elms Estates relocation**-awaiting proposal

ACTION TO BE TAKEN: No action