

Planning Commission Meeting Minutes
Tuesday, April 4, 2017
Heritage Hall, 4200 Otter Lake Road
Gem Lake, MN

1. Call to Order & Roll Call

Chair Ben Johnson called the City of Gem Lake Planning Commission to order at approximately 7:00 p.m.

Members Present: Chair Ben Johnson; and Commissioners Art Pratt and Derek Wippich

Staff Present: Tom Riedesel (City Planner)

Public Present: Jim Lindner, Paul Emeott, Justin Short, & Gorgi Geoliteshvili.

2. Approval of Minutes/Agenda

A. Minutes: There being no items on the agenda for the March 2017 Planning Commission Meeting, no meeting was held.

B. Agenda: Upon motion by Commissioner Wippich, seconded Commissioner Pratt, the Agenda for the April 4, 2017 regular meeting of the Planning Commission was approved. (3-0)

3. Old Business

None

4. Public Hearing

The Planning Commissioners outlined the held public hearings on CUP applications and heard from Planner Tom Riedesel, the applicants and members of the community. The Planning Commissioners discussed the projects and made the following recommendations:

A. Construction of a storage building at 1581 Co. Rd. E (SGS Holdings) – Upon motion by Commissioner Wippich, seconded by Commissioner Pratt, the Planning Commission recommended (3-0) the City Council grant approval of the CUP on the following conditions:

- a. No food items, perishables or hazardous materials shall be stored in the structure
- b. The exterior shall be finished and should not significantly contrast – shall not negatively impact the area aesthetics – of the Gateway Zoning District.

B. A garage addition at 3614 Big Fox Rd – Upon motion by Commissioner Wippich, seconded Commissioner Pratt, the Planning Commission recommended the City Council grant approval of the CUP provided the City Council determines that the proposed structure meets the minimum setbacks as required by the Zoning Ordinance. (3-0)

5. New Business

A. Review of Draft Consolidated Land Use Ordinance

City Councilmember Jim Lindner, former Mayor Paul Emeott and Chair Ben Johnson reviewed their work on the consolidation of the City of Gem Lake's various ordinances controlling land use into one, comprehensive ordinance and definitions appendix. The 'Consolidated Land Use Ordinance' seeks to incorporate and clarify the existing Zoning, Subdivision, Tree Preservation, Signs, Subdivision, Landscaping, and Environmental Review Ordinances.

B. Preview of Gem Lake Comprehensive Plan update

City Councilmember Jim Lindner and Chair Ben Johnson provided a brief overview of the work being done in preparation for the 2018 Gem Lake Comprehensive Plan update.

6. Open Items

None

7. Adjourn

Upon motion by Commissioner Wippich, seconded by Commissioner Pratt, the April 2017 Planning Commission meeting was adjourned at approximately 8:15 p.m. (3-0)