

City of Gem Lake Planning Commission Meeting Minutes
Tuesday, May 7, 2019, 7:00 p.m., Heritage Hall, 4200 Otter Lake Road

Call to order and Roll Call

Commissioner Wippich called the meeting to order at 7:05 p.m. Commissioner Pratt, Wippich and City Planner Tom Riedesel were present. Also attending: Laurel Amlee, Don Cummings and Steve Sabraski, Landform, representing The Luther Company, LLLP.

Approval of Agenda

Commissioner Pratt made a motion to approve, seconded by Commissioner Wippich, motion passed.

Approval of Minutes

Commissioner Pratt made a motion to approve the minutes from March 5, 2019, seconded by Commissioner Wippich, motion passes, minutes approved.

Public Hearing- Request from The Luther Group, LLLP, to construct a Cadillac Dealership on the property located at 3516 Highway 61, Gem Lake.

Public hearing was opened at 7:10 p.m. Steve Sabraski, Landform, gave an overview of the proposed project. 2/3's of the project will be in Vadnais Heights, 1/3 in Gem Lake. 149 cars would be parked on the Gem Lake property. The Luther Group, LLLP, closed on the Oswald property within the last two weeks and the proposal for the Vadnais Heights piece of this project is being proposed at Vadnais Heights this evening. The Luther Group is requesting a ten foot side yard setback variance, platting of the property and a conditional use permit. Most of the underwater water rendition project is located with Vadnais Heights. The public water main would be coming from Vadnais Heights, site lighting will be LED, will check with Cadillac about their lighting specs. Would like to remove the storm water maintenance condition of approval, most of the storm water is located within Vadnais Heights. Temporary access/ should be part of a larger study, and not part of this project. Noted that no parking will be allowed in front of the building, parking for customers will be on the side.

City Planner, Tom Riedesel. The City of Gem Lake recently made a change to their land use ordinance to allow a car dealership within Gem Lake, abutting property shall not be separated by a railroad or a public right-of-way. The cul-de-sac proposed would be temporary, no proposal until the adjacent properties are sold. Approval the ten foot side yard setback variance; approval a plat subdividing the property and approve the CUP.

Don Cummings, XX Summit Farm Lane, municipalities are now looking at lighting and how it affects light pollution, the city has an opportunity to set an example of good lighting, modify the nature of the bulbs and use a warm LED, a low temp LED.

Laurel Amlee, XXXX Hoffman Road, lives adjacent to the property, agrees with the lighting aspect, and has spent over \$5,000 on room darkening blinds to block lighting from adjacent car dealership. Likes plan, only concerned with lighting. Gloria Tessier, XXXX Scheuneman Road, agrees, lighting is an issue. Derrick Wippich, lighting a concern, Art Pratt, lighting a concern, certainly a shielding of sorts, lower profile lights, temporary roadway, more thought needs to happen on that. The public hearing closed at 7:37 p.m.

Commissioner Wippich made a motion to approve the CUP with the easement noted as part of the conditions, additional landscaping and lighting comments to shield property to the north, approve the variance and approval of splitting the two parcels for dedication of public right-of-way. Commissioner Pratt made a motion to approve. Vote, all yes, motion passes.

Adjourn

Commissioner Wippich made a motion, seconded by Commissioner Pratt to adjourn the meeting. Motion passed, meeting adjourned at 7:50 p.m.