

City of Gem Lake Planning Commission Meeting Minutes
Tuesday, March 5, 2019, 7:00 p.m., Heritage Hall, 4200 Otter Lake Road

Call to order and Roll Call

Chair Ben Johnson called the meeting to order at 7:04 p.m. Commissioner Pratt, Wippich and City Planner Tom Riedesel were present. Also attending: Laurel Amlee, John Birkeland, Jim Lindner and Deb and Pete Oswald.

Approval of Agenda

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

Old Business

None

Public Hearing

Public hearing was opened at 7:10 p.m. Request from John Birkeland, 3540 Highway 61, Gem Lake, Minnesota, for an interim use permit for overflow vehicle parking from CarFit (property owned by Mr. Birkeland). Background: CarFit had been leasing overflow parking from the Waldoch property, which was located directly east of the CarFit location. Once the purchase of the Waldoch property took place, CarFit lost 1/3 of their overflow parking spaces. Mr. Birkeland is requesting an interim use permit for parking of 22 cars at 3540 Highway 61, Gem Lake, for CarFit to park cars. Jim Linder: 4150 Otter Lake Road, Gem Lake. Where are the cars going to be parked? 3540 Highway 61. Noted by Mr. Birkeland: CarFit is not looking for a new business, just requesting a space for their overflow parking. Parking pad will be class five, don't want to black top, but may eventually blacktop. Just want to do what the city is ok with. CarFit: The vehicles will be vehicles that are waiting to come across the street for sales, no sales will take place on the overflow parking location. Discussed outdoor display and sales as a possible permit for property. Noted that if another property wishes to do this, the council needs to treat all applicants the same. Public hearing was closed at 7:20 p.m. Commissioner Johnson made a motion to recommend that the planning commission recommend to the city council that an interim use permit be issued for 6 months, with a renewal period up to 18 months and after that time revisit the issuance of the permit. If the property is sold or changes hands during the interim permit time period, the permit is void. Commissioner Wippich seconded. Motion passed. An Interim Use Permit will be drafted for the council's consideration.

Public Hearing

Proposed Zoning for 3516 Highway 61, Gem Lake, Minnesota, to include the permissibility of auto sales, property owned by Deb and Pete Oswald. Mr. and Mrs. Oswald were approached

by the Luther Group to purchase their property at 3516 Highway 61, Gem Lake. The Public hearing was opened at 7:25 p.m. The proposal would be to add to page 131, 9.65., of the Consolidated Land Use Ordinance the following statement: Other. When a use in an abutting community is proposed to expand into Gem Lake, that use shall be considered a Conditional Use in Gem Lake. Use is limited to: automotive dealership, convenience store. Abutting property shall not be separated by a railroad or public right-of-way. The commissioners discussed the language of the proposal and agreed to drop the word a (after when) and change that to approved use and strike the words convenience store. Jim Linder suggested that the building be in Gem Lake. Public hearing was closed at 7:35 p.m. Commissioner Wippich made a motion that the commission accept the proposal with the agreed upon language changes; delete a and add an approved use and strike convenience store. Commissioner Johnson seconded, motion passes.

Public Comments

Jim Lindner and Paul Emeott are working on the draft the comp plan.

Adjourn

Commissioner Johnson made a motion, seconded by Commissioner Pratt to adjourn the meeting. Motion passed, meeting adjourned at 7:40 p.m.