

City of Gem Lake Planning Commission Meeting Minutes
Tuesday, August 7, 2018, 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 and Wippich were present. Staff: Tom Riedesel, City Planner and Justin Gese, City Engineer.

Citizens/Presenters: Ron Bartosch, John Birkeland, Josh Eckton, Paul Emeott, Phil Hoey, Ken Kirchhoff, Laurel Hynes Amlee, Greg Martz, Dennis Olson, Peter Oswald,

Approval of Agenda

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

Approval of Minutes

Commissioner Wippich made a motion to approve the minutes of July 9, 2018, seconded by Commissioner Pratt. Minutes approved.

Old Business

None

Ordinance 9 – Liquor Ordinance

A draft of the liquor ordinance was briefly discussed. The ordinance expands our current ordinance, updates the ordinance to be in line with state statutes and addresses new types of businesses not in place when Ordinance #9 first was passed. The ordinance was modeled after the City of Minnetonka’s current liquor ordinance. The ordinance will be reviewed at the September 4, 2018, City Council meeting.

HyVee Update

Representatives from Hy-Vee gave a brief update on their planned facilities at the corner of County Road E and Hoffman Road, which is to include a small market, coffee shop, fuel island and convenience store and liquor sales. They indicated that following the last meeting with the Planning Commission, they’ve submitted a revised building elevation plan with expanded glass window surface area, for city consideration.

Tom Riedesel, City Planner – City of Gem Lake, provided an overview of his official perspective on outstanding items to be considered by the city in the proposal from Hy-Vee for a development of the property at the intersection of County Road E and Highway 61. He identified the following items:

- Annexation and detachment of a small portion of land from Vadnais Heights
- Vacation of a right-of-way (ROW) from the City of Gem Lake for use (by license or other instrument) by Hy-Vee

- Discussion about the type of roadway to be developed on Hoffman Road
- Brief comments regarding the results of a traffic study and the County's request for the use of a 25' ROW from Hy-Vee along the southern edge of County Road E between Highway 61 and Hoffman Road.

Mr. John Birkeland (Café Cravings, County Lounge, White Bear Floral and homes on Hoffman Road) addressed the council with his concerns about Hoffman Road and when and if there are improvements to the road, the costs will drive his businesses out of business.

Mr. Greg Martz, AM-PM Automotive Repair, comments on the car traffic coming in and out of Hoffman Road near County Road E and bridge over the train tracks (on the eastern boundary of Gem Lake), stating that is and continues to be a problem.

Ms. Laurel Hynes Amlee followed up with some additional comments regarding the perspective of the businesses and business owners along Hoffman Road, including the statement that they were happy that some positive development could be coming to that location, but that they are concerned about the number of additional vehicle trips the development will generate.

Commissioner Wippich asked about the traffic, what is the expectations for traffic? S.E.H. will be doing a traffic study. Commissioner Pratt – What will be the assessment for the street?

Hy-Vee representative responded that they don't view the project as a "trip generator," but that it is intended to take advantage of the existing traffic along the corridors. The proposed concept plan is a new model for Hy-Vee.

Commissioner Johnson: A report will be made to the City Council on Wednesday, August 8.

Commissioner Pratt made a motion, seconded by Commissioner Wippich to adjourn the meeting. Motion passed, meeting adjourned at 8:04 p.m.