

PLANNING COMMISSION MEETING
January 13, 2009

PLANNING COMMISSION PRESENT: Asia Bednar, Joe Paiement, Chris White, Diane Wirth, Kevin Witt

CITY COUNCIL PRESENT: Bob Craggs

STAFF PRESENT: Kate Piscitello, Chris Wallberg

OTHERS PRESENT: Todd Erickson, Dick Krumm, Denese Lenertz, Lawrence Lenertz

1. **CALL TO ORDER** by Chair Paiement at 7:05 p.m.
2. **PLEDGE OF ALLEGIENCE** was said.
3. **MEETING MINUTES – M/S/P (Chris White/Diane Wirth) to approve the minutes of the November 18, 2008 meeting. Motion passed.**
4. **APPLICATION BY LAWRENCE & DENESE LENERTZ FOR VARIANCES TO LOT WIDTHS TO REMOVE & REBUILD THE HOME AT 435 QUIXOTE AVENUE NORTH**

A. Public Hearing

- 1) **Call to Order** at 7:06 p.m.
- 2) **Introduction of Application** – Wallberg introduced this application for the Lenertzes to be able to remove the existing home at 435 Quixote Avenue North and rebuild; last fall they had public hearing and reviewed a plan that included some work in the bluffline and down the bluff; Lenertzes have changed that plan to just including the area with the house; for the most part, that removes many of the things that needed variance and changes have simplified things considerably; packets did include information from City Engineer, Planner, and Molly Shodeen from DNR; while DNR does not need to certify this variance because there is not work within the bluffline or a setback to the bluffline, she did make some suggestions; hopefully they had an opportunity to look at her input about gutters and swales – things the City Engineer would be taking a look at in any case; WMO did look at the new plan and indicated there was no need for them to have further review; felt what they did with the initial application was adequate to protect what they are needing to protect; notice sent to all neighbors within 500' and published in the newspaper as required.
- 3) **Public Comments** – none
- 4) **Written Comments** – none
- 5) **Hearing Closed** at 7:08 p.m.

B. Discussion & Recommendation

Todd Erickson, Project Engineer indicated while they are insuring there is adequate draining and planning a net reduction in runoff off the bluff, their main focus has been the home site. Wallberg asked since they had spoken the other day, Erickson indicated he didn't have definite plans about egress, walkout; wants to be certain if there is anything they need to do in this forum about what they plan to do is covered.

Dick Krumm, architect is looking at lower level as actually lookout; providing egress door. Wallberg said only other comment to repeat is there are requirements about color of the house; they talked about the height as well; plans show it to be 32.5 which is well within the 35. Paiement reiterated this has come down to a request for two variances from the initial application that involved much more than that, now they are down to a lot width variance because they have a substandard lot to begin with and a lot width variance at the walk deck; this is not a new development and this lot has been there; virtually any structure that would be put on that lot would require a variance; they have made it much easier to consider and knows that has come at much cost to the Lenertzes because that was not what was in the original application; original application involved much more consideration than what they have now; can't speak on behalf of the rest of the PC and CC but thinks what they are trying to do here makes sense and frankly many of the homes along the River and off the River are going to need that to happen; Lakeland is an aging community and these homes were built long ago and weren't meant to be there forever; thinks what they are proposing to do improves the community, makes sense, ultimately has to happen one way or the other and he supports it 100%. Asia Bednar noted there are restrictions with the width of the whole property itself and the footprints are there; doesn't see what else they can do; appreciates the fact they are upgrading to make this more friendly toward the River. Kevin Witt noted color scheme; to him this seems very straightforward; looks great; only comment is he is a little disappointed they couldn't work it out with the bunker and the DNR; thinks that would have actually improved the situation; very happy with the way it looks now. White asked current house layout and proposed house/attached garage. [Erickson replied using visual plan map] Witt said even though the WMO and DNR and everyone agrees, in his mind the big picture here is you have an updated septic system, and secondly, the diversion of rainwater with gutters is much better than what is there now. White asked plans for patio, and what type of pavers they will be using. Erickson said new imperviousness less than 200 sq. ft.; with no work being proposed on slope or bluffline setback, variances are now reduced to lot

width and lot width at the water's edge. Wallberg noted two of their Staff reports did talk about impervious percentages; Erickson did recalculate and information was received January 18; it was well within the 20% just for the record; the original calculations did not include foundations; they do now and are still within the 20%. Bednar said if they can find anything when they are tearing down that garage that relates to the old railway that used to run through there, they should let them know. Diane Wirth asked if raingardens considered. Erickson said before they did have opportunity, but the hillside is too steep and it wouldn't make sense; doesn't want to put in a ponding area where future drainage goes.

M/S/P (Bednar/Witt) to recommend CC approve the application by Lawrence & Denese Lenertz for variances to lot widths to remove & rebuild the home at 435 Quixote Avenue North with Staff recommendations as documented. Motion passed. Construction will begin in spring. Wallberg noted CC will meet next Tuesday and this recommendation will be on Consent Agenda.

5. COMPREHENSIVE PLAN

A. Public Hearing

- 1) **Call to Order** at 7:25 p.m.
- 2) **Introduction of Application** – Wallberg introduced application requires public hearing on the draft proposed to be sent to Met Council; Surface Water Management portion will be incorporated when complete; PC can consider a recommendation that the CC send the draft to the Met Council with notification the Surface Water plan is underway and will be submitted when available; waiting for some maps to be incorporated that will be supplied by Matt Klein; changes made based on comments received from Washington County and the Met Council. Paiement noted in the beginning of the document, it discusses process and committee that was formed; asked if it actually happened that way. Wallberg noted all committee members not listed and that will be corrected. Wirth has read the whole document and likes it; can't say she contributed as much as she would have liked to or was willing to.
- 3) **Public Comments** – none
- 4) **Written Comments** – none
- 5) **Hearing Closed** at 7:32 p.m.

B. Discussion & Recommendation

Paiement reviewed they are recommending to move forward to CC for consideration again with the addition that will be coming on the Surface Water Management portion. Wallberg said this in no way is meant to represent their recommendation to approve or CC's approval of the Comp Plan; that comes much later; recommendation and CC's approval is that it be forwarded to the Met Council for the next step; had initial review at Met Council but now they have a working draft minus the Surface Water; technically this is not an approval of anything, just to move forward; extension they received was approved until April. Bednar questioned one map's accuracy – maps provided by City Engineer and suggestion if she has a question to contact City Engineer directly. White commented she is thrilled to see they have added e-waste collection to the spring cleanup. Wallberg said one has an opportunity to talk with Cindie Reiter at Lake St. Croix Beach for that. White asked when the City had joined AMM. Wallberg thinks there might have been a gap of a couple years, but the City has been a member.

(cmw)

- 3 Maps to include – (1) Road/highway system traffic volumes and 2030 forecast, (2) Geologic features and available drinking water aquifer, (3) Wellhead Protection Plan delineation map
- Appendix A - correction of word razed where applicable (3) (4) (10) (Asia Bednar)
- Appendix A - adding 18 on List to include 647 Quinnell as the oldest listed house in Lakeland; old blacksmith's house at 16660 that still has Blacksmith's things in the garage. (Asia Bednar)
- Comprehensive Planning Committee - add Richard Glasgow and Joe Paiement (Joe Paiement)
- Community Goals - move last two items to top, definitely Item 14. (Asia Bednar)

M/S/P (Witt/Wirth) to recommend the CC approve the revised Comprehensive Plan [December 2008] and send forward to the Met Council for their review. Motion passed.

6. MEMBER REPORTS

Wallberg advised Lakeland Village team proposing to amend Development Agreement to increase number of lots; mayor and administrator are willing if PC available to have public hearing for that prior to CC meeting in February; proposing meeting for February 3 would be canceled and their meeting would be held on February 17 at 6:00 p.m. Asking if there is at least a quorum available to do that. Consensus there was.

7. ADJOURN – M/S/P (Bednar/Witt) to adjourn at 7:45 p.m. Motion passed.

Joe Paiement, Chair

Kate Piscitello, Recording Secretary