

**CITY OF EAST GULL LAKE
MEETING MINUTES
PLANNING AND ZONING COMMISSION
OCTOBER 26, 2004 - 6:30 PM**

1. Call to Order – 6:30 PM

2. Roll Call

Commission: Dennis Lang, Kenneth Anakkala, Rob Mason (chairman), Peter Dunphy

Council Liaison: Dave Kavanaugh

Staff: Charles Marohn (Planning and Zoning Administrator)

3. Public Hearings

Variance for a Metes and Bounds Subdivision (continuation), Application 04-38, Brent Gunsbury on behalf of Ronald and Patricia Manglesdorf

Motion to table the application at the request of the applicant made by Commissioner Dunphy, seconded by Commissioner Anakkala. Passed unanimously.

Conditional Use Permit for a Type IV Home Occupation (continuation), Application 04-74, Bruce Hines

Motion to table the application at the request of the applicant made by Commissioner Lang, seconded by Commissioner Anakkala. Passed unanimously.

Preliminary Plat of Happy Hooper Hideaway, Application 04-97, Harry and Marty Hooper

Administrator Marohn reads the notice. Reviews the staff report.

Chairman Mason asks if the Hoopers have any questions.

Harry Hooper states that he has some questions about the park dedication.

Albie Kuschel states that a trail should not run through there because it is all wetlands.

Chairman Mason explains the park dedication fee.

Administrator Marohn reviews the park dedication provisions and indicates how the fee is determined. States that a land dedication could also be possible and that the matter should be referred to the Park Committee for a recommendation.

Motion to recommend approval of the preliminary plat made by Commissioner Dunphy, seconded by Commissioner Lang, based on the following findings of fact:

1. **The property owner's existing house is located in Lot 2 of the proposed subdivision. It has an existing access point to Leewood Lane.**
2. **Section 8.4(1) requires that proposed lots be buildable in their natural state with only minimal alteration. There are no factors that would limit construction of a residential dwelling on any of the proposed lots. Only minimal alteration of the topography will be necessary to construction on the proposed lots.**
3. **All three lots have the minimum amount of required buildable area at 2.5 acres (108,900 square feet). Lot 1 has 112,289 square feet, Lot 2 has 112,784 square feet and Lot 3 has 120,272 square feet of buildable area.**

4. All three lots include wetland features. These wetlands are located to the rear (west) side of the lots and will not unreasonably limit the ability to construct a residence on each lot. All three lots are buildable.
5. The lots are sized sufficiently to allow for a primary and an alternate ISTS site, although none has been identified.
6. There are no facilities provided in this subdivision for stormwater management. There exists a natural flow towards the wetland in the rear (west side) of the lots.
7. All lots have more than the minimum of 33-feet of right-of-way access off of Leewood Lane, a local street. Lot 1 also abuts the Gull River Road, a designated collector street.

With the following conditions included with the recommendation:

1. Develop findings to recommend approval of the subdivision, as-is.
2. Develop findings to recommend denial of the subdivision.
3. Table the subdivision until the next meeting to allow the applicant and/or City Council time to address specific issues.

Motion approved unanimously.

Commission directs Marohn to forward the plat to the park committee for review, noting that the residents in the neighborhood have expressed that they are opposed to having the trail run in the rear of the lots.

4. Open Forum

Dave Kavanaugh, states that when the sewer extension was done it is near areas that could have future development. People want to add stubs in. The ramifications of connecting these lots have probably not been thought out. There is additional capacity at the plant. The City is going to see, and fairly soon, requests for smaller lot sizes and rezoning requests.

Administrator Marohn discusses the need to look at our planning documents and consider the ramifications of the new sewer alignments.

5. New Business
 - a. Fiber optic line crossing the airport

Chairman Mason states that he is familiar with this project. States that the line will no longer go across the airport. States that the locate showed that there is already electric and cable there. States that we need a policy for how to deal with utility lines in the public right-of-way.

6. Adjournment at 7:25 PM

Respectfully Submitted,

Charles Marohn
Planning and Zoning Administrator