

MINUTES
PEQUOT LAKES PLANNING AND ZONING COMMISSION
February 20, 2003

PRESENT: Bill Habein, Marty Nelson, Joe Dotty, Cheri Seils, Karl Moon, Tom Woog, Craig Nagel, Mark Hallan, John Derksen and Barb Sjoblad.

ZONING ADMINISTRATOR: Charles Marohn.

The meeting was called to order by Craig Nagel, Commission Chairperson, at 6:38, rather than 6:30, in order to allow Commission Members time to look over materials being passed out by Landecker and Associates.

APPLICANT: NWT LP

Applicant requests Preliminary Plat of The Ridge (continuation).

Mr. Nagel suggested that Mr. Marohn dispense with going over his Staff Report as everyone in attendance had received a copy prior to the meeting.

Mr. Don Bye, attorney, of Duluth and Pequot Lakes, was in attendance representing the Tulenchik's, who were unable to attend.

Kevin McCormick, Landecker and Associates, reiterated conversations with Mr. Marohn, MnDot and the City Engineer and materials he received from Community Growth Consultants.

David Landecker, Landecker and Associates, discussed the Staff Report. He also brought copies of a January 21, 2003 e-mail from Mr. Marohn and a January 29, 2003 letter from himself to Mr. Marohn, copies of which are attached hereto and made a part hereof at Mr. Landecker's request. Mr. Landecker also explained his letter of February 18, 2003, addressed to the Planning Commission. He also presented a map indicating slope percentages.

A motion was made by Joe Dotty, seconded by Karl Moon, to approve the Preliminary Plat of The Ridge, subject to the following conditions:

1. Clarify zoning.
2. Applicant to submit a stormwater plan to incorporate the four natural infiltration basins, based on a 100 year, 24-hour storm event.
3. Applicant to submit a document from MnDot accepting placement of approach.
4. Applicant to accept road engineering details approved by City Engineer.

5. Applicant to provide covenants and deed restrictions which won't allow disturbing areas of slope of more than 15%.
6. NPDS permit requirements for erosion control during development and construction and to be on file with the City.

Roll Call Vote: Mr. Habein: Nay; Mr. Nelson: Aye; Mr. Dotty: Aye; Ms. Seils: Aye; Mr. Moon: Aye; Mr. Woog: Aye; Mr. Hallan: Aye; Ms. Sjoblad: Nay; Mr. Derksen: Nay. Motion carried.

RECESS (short).

Mr. Nagel directed Mr. Marohn to commence action to zone The Ridge property as commercial.

ADDITIONS OR DELETIONS TO THE AGENDA: None

APPROVAL OF MINUTES: A motion was made by John Derksen, seconded by Karl Moon, to accept the Minutes of the January meeting as read. All members voted "aye". Motion carried.

ADMINISTRATOR'S REPORT: Mr. Marohn explained the three permits issued (A) and the six letters written (B).

C. Violations/Enforcement Actions:

1. Roger Langenbau: We will try to meet with Mr. Langenbau in the next month.
2. DBA Wilderness Resort: There will be future discussions with Tom and Ann Beaver.
3. Virgil Dahl: Mr. Dahl did come to Sibley Center and presented a site plan of the remaining mobile homes and proposed addition and barn. It was the Commission's consensus that there may be health and safety issues and that there should be no addition or barn permitted until septic and well are in compliance.
4. Timothy and Susan Brawley: This matter will be addressed in the spring.
5. Walker Junk Yard: We will contact Mr. Walker to attend an upcoming P & Z meeting.

OPEN FORUM: none.

OLD BUSINESS:

Oasis Sign Concept Plan Review: John Lueck met with Mr. Marohn, Mayor Malecha and Councilman Sjoblad on February 19. He will present his concept plan next month.

T. H. 371 Task Force: There will be a meeting on March 6 at the School.

NEW BUSINESS:

Long Range Planning Commission: Mr. Marohn indicated that the LRPC is meeting on the 2nd Thursday of each month and encouraged the Commission Members to attend.

Ordinance Update: Mr. Marohn reported on the Ordinance changes. He also stated that the Commission could place a temporary moratorium on zoning changes and subdivisions until possibly July. The Commission did not want to do that at this time.

Craig Nagel and Barb Sjoblad were thanked for their years on the Planning and Zoning Commission. Their terms expire March 1. They will be a part of the Long Range Planning Commission. Tom Woog will be the Chairperson and Karl Moon will be the Vice-Chair.

Mark Hallan stated that he felt the \$100.00 monthly payment to Commission Members may be too high for one meeting per month. He hasn't been able to attend extra meetings due to prior commitments. He felt that it could maybe be reduced to \$50.00.

A motion was made by Karl Moon, seconded by John Derksen, to adjourn the meeting. All members voted "aye". Motion carried. The meeting was adjourned at 10:04 p.m.

Respectfully submitted,

Dawn Bittner