

City of Gem Lake Planning Commission Meeting Minutes
Tuesday, July 9, 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 7:01 p.m. Commissioner Amlee, Cummings, Pratt and Wippich were present. Others attending: City Planner Tom Riedesel, citizens Paul Emeott, Bill Flaspeters, Dan and Mary Jane Marier, property owner Jake Mager and Smitty Jeffrey, contractor for Polar Tools.

Approval of Agenda

Chair Johnson stated that the agenda needs to be amended to add the addition of the approval of the May 7, 2019, Planning Commission minutes. A motion was made by Commissioner Pratt seconded by Commissioner Wippich to approve the agenda with the addition of the minutes from May 7, 2019. Motion passes, agenda approved with addition.

Approval of Minutes

Commissioner Wippich made a motion to approve the minutes from May 7, and June 4, 2019, seconded by Commissioner Pratt. Minutes approved.

Old Business

None

Public Hearing

Chair Johnson called the public hearing open at 7:05 p.m. for Ordinance No. 132, Golf Carts Usage in Gem Lake (shortened version of title). Dan Marier, XXXX Scheuneman Road, why is the fee \$100.00?, should be \$10.00 for three years, where did the fee come from?, Doctor's signature?, either a valid driver's license or a note from your physician, Incorporate definitions from MN Statute 169.045. Paul Emeott, XXXX Scheuneman Road, should have clear definitions of a golf cart. Chair Johnson closed the public hearing at 7:30 p.m.

The committee discussed topics raised by Mr. Marier and Mr. Emeott, 1. Permit fee - \$100.00 why? Suggest changing the fee to \$10.00 for three years, 2. Eliminate sunrise to sunset from 6C and add state statute language- Motorized golf carts may only be operated on designated roadways from sunrise to sunset, unless equipped with original equipment headlights, taillights, and rear-facing brake lights. They shall not be operated in inclement weather, except during emergency conditions as provided in the ordinance, or when visibility is impaired by weather, smoke, fog or other conditions, or at any time when there is insufficient visibility to clearly see persons and vehicles on the roadway at a distance of 500 feet. 3. Either have a valid driver's license or a certificate from your physician stating the applicant is able to safely operate a motorized golf cart on the city roadways.

A motion was made by Chair Johnson, seconded by Commissioner Wippich to recommend to the city council items 1, 2, and 3 stated above.

Public Hearing – Polar Tool, 3660 Scheuneman Road

Chair Ben Johnson opened the public hearing at 7:33 p.m. Smitty Jeffrey, contractor for Polar Tool, gave an overview of the project, discussed drainage, landscaping, screening and topography. Commissioner Cummings offered the possibility of a new zone, light industrial, which is more in line with the usage. Council discussed zoning concerns. Commissioner Pratt made a motion to recommend to the city council to deny the variance, and amend the zoning ordinance to add in section 9.6.5 Others – “When a non-conforming use or building is proposed to expand on site or to an abutting property, within the Gateway Zoning District, the City shall require approval of a Conditional Use Permit.” Specific building and site requirements by this ordinance, may be varied from in order to provide consistency in site and building design. Commissioner Wippich seconded. Motion passed.

Other Items

Commissioner Cummings asked if any other commissioners were aware of prior conversations about a sidewalk on County Road E, none stated that they were.

Being there no further business, Commissioner Pratt made a motion, Commissioner Wippich seconded to adjourn the meeting. No objections, meeting adjourned at 8:40 p.m.