

PLANNING AND ZONING COMMISSION
Special Meeting

9:00 A.M.

Wednesday, March 13, 2024

Present: Steve VanHouse
Richard DeRosier
Wade LeBlanc
Mike Johnson
Nelson French via ZOOM

Excused:

Tim Costley, City Attorney via ZOOM
Gary Thompson, Planning & Zoning Director
David Drown, EDA Director -via ZOOM
Matthew Johnson, Lake County HRA

VanHouse called the meeting to order at 9:00 a.m.

Set Public Hearing Relating to Zone Change and Conditional Use Permit for the Lake County HRA Silver Pointe Project Application and Funding- Matthew Johnson provided a brief history regarding Silverpointe I senior housing. Lake County HRA has started plans to develop a 27-unit Silverpointe II workforce housing development. Commission reviewed the current proposal. Lake County HRA is in the process of purchasing $\frac{1}{4}$ acre of adjacent property, which would result in the splitting of a parcel. Lake County HRA intends to submit an application to the MN Workforce Housing Development Grant Program, which needs to be completed by April 30th, and include proof that the property has been secured and all planning and zoning requirements are met. In order for the property to be compliant for the application, the Planning and Zoning Commission would need to hold a public hearing relating to any zoning code amendments, variances to codes, and/or any conditional uses placed on the property. The current design layout of the project, would require the adjacent land to be purchased be zoned to allow for multi-family housing, a lot split on the parcel of land being purchased, a variance to accommodate a 42' building height, and approval of a conditional use permit.

City Attorney Costley suggested changing the HB zoning code to allow for multi-family housing within the HB zone by conditional use permit. He also suggested that both the Lake County HRA and the seller of the property the Lake County HRA is seeking to acquire, file variance applications for the purpose of lot splits and/or height variance. Lake County HRA would also need to complete a Conditional Use Permit for the project to meet the new zoning code. There was discussion that the City would require the Lake County HRA provide a permanent easement to the public street and combine the existing parcel of land currently owned by the Lake County HRA with the property being acquired into one parcel of property.

Discussion continued regarding how an amendment to the HB zoning code for multi-family would allow for more housing projects to be built in the city, compliance of combining the zoning code amendment, variance request, and conditional use permit hearings into one public hearing as long as the items are passed in correct sequence, and timing for publication notice. Discussion followed on the potential conflict of interest by the Planning and Zoning Chair, Steve VanHouse, as he currently owns the property the Lake County HRA is seeking to acquire and by Richard DeRosier, who currently is serving as the Lake County HRA Board Chair, which the City Attorney recommended abstaining from discussion and voting.

Motion by LeBlanc, second Johnson to set Public Hearing on Wednesday, April 3rd at 4:00 p.m. prior to regular Planning & Zoning meeting for the purpose of an amendment to the Highway Business (HB) zoning code, a variance request from Steve VanHouse, a variance request from the Lake County HRA, and a Conditional Use Permit application from the Lake County HRA, all for the purpose of the Silverpointe II Development project. MOTION CARRIED with LeBlanc, Johnson, and French voting Aye. VanHouse and DeRosier abstained.

Motion by Johnson, second DeRosier to adjourn at 9:33 a.m. MOTION CARRIED.

Minutes taken by Lisa Christenson