

**CITY OF BALDWIN
PLANNING COMMISSION MEETING MINUTES
NOVEMBER 20, 2024**

Call to Order: Chair Mattson called the Planning Commission meeting to order at 7:00 pm.

Pledge of Allegiance: All present stood and recited the Pledge of Allegiance.

Present: Chair Clarence Mattson, Vice Chair Sherry Newman, Commissioners Patti Miller, William McGowan, Calvin Schmock, and Richard Marshall.

Also present: City Planner - Dan Licht, and City Council Liaison - Jay Swanson.

Absent: Commissioner Joy Johnson

All claim forms were filled out and returned to the Deputy Clerk.

Approval of Agenda:

Under New Business, the address reading 28716 Elk Lake Road should be written as 28716 Elk Lake Road East.

***Commissioner Schmock motioned to approve the agenda as amended.
Commissioner Marshall seconded. All in favor. Motion carried 6-0.***

Approval of Minutes:

Special Planning Commission Minutes of October 23, 2024

Commissioner Marshall noted on page two, under public hearings for Joshua Krenz, his statement should say "Commissioner Marshall asked if the property is guided commercial."

***Commissioner Schmock motioned to approve the minutes as amended.
Commissioner Miller seconded. All in favor. Motion carried 6-0.***

Public Hearings:

Lakeside Investments MN, LLC; PID 01-00034-3100

City Planner Licht presented the planning report.

Seth Monroe with Rum River Land Surveyors and applicant Sheldon Pool were present representing Lakeside Investments. Mr. Monroe noted that this property met requirements prior to the DNR adding additional Natural Environment Lake classifications.

Chair Mattson opened the public hearing at 7:31 pm.

Lou Miller, 11745 283 Ave, recommends the Planning Commission deny the request for the seventy-five-foot setback and recommend the proposed property be combined from two lots into one lot.

Steve McNeil, 4931 Peabody Street, Duluth, encourages the Planning Commission to think about adding a tall grass buffer around the edge of the proposed properties.

***Commissioner Newman motioned to close the public hearing at 7:39 pm.
Commissioner Schmock seconded. All in favor. Motion carried.***

Commissioner Schmock proposed moving from two lots to one lot on the basis of citing the Comprehensive Plan. Commissioner Schmock does not agree with moving forward with the variance because of the change in the lake classification.

Chair Mattson disagrees with Commissioner Schmock because the change from a wetland to a lake was made by the DNR without viewing the property and the property met all requirements prior to this change.

***Commissioner Schmock motioned to deny based on the DNR recommendations.
No second. Motion failed.***

Commissioner McGowan asked if this variance should be grandfathered in as the proposed would have been needed if the DNR had not changed their classifications. City Planner Licht stated the ordinance changed after Lakeside Investments submitted paperwork, but before the Planning Commission could discuss the property, the new DNR classifications apply.

Commissioner Newman asked what the different classifications of lakes are. City Planner Licht explained the different classifications to the Planning Commission.

Commissioner McGowan motioned to approve a variance and preliminary plat for Northland Ponds subject to the conditions stated in the Planning Report and the following additional stipulations:

1. Lot 1, Block 1 shall comply with the 150-foot setback required from the Ordinary High-Water Level.
2. A minimum 20-foot wetland buffer shall be established by conservation easement at the delineated edge of the Natural Environment Lake, subject review and approval by City staff concurrent with application for final plat.

Commissioner Miller seconded. All in favor. Voting in favor: Mattson, McGowan, Miller, and Newman. Voting against: Schmock and Marshall. Motion carried 4-2.

Chair Mattson asked the Commissioners voting against for feedback to present to the City Council.

Commissioner Schmock stated his reasons are stated in the variance denial findings of fact presented in the planning report.

Commissioner Marshall stated he does not agree with requiring the wetland buffer allowing the DNR control of the resident's use of their own property.

City of Baldwin; Ordinance Amendments

City Planner Licht presented the planning report.

Chair Mattson opened the Public Hearing at 8:39 pm. Hearing no comments, requested to close the public hearing.

Commissioner Marshall motioned to close the public hearing at 8:39 pm. Commissioner Schmock seconded. All in favor. Motion carried.

Commissioner Marshall motioned to approve the ordinance amendments. Commissioner Schmock seconded. All in favor. Motion carried 6-0.

New Business:

Steinbrecher Companies; 28716 Elk Lake Road E

City Planner Licht presented the planning report.

Homeowner Nick Spain, 28716 Elk Lake Road East, was present.

Shane Steinbrecher, Steinbrecher Companies, was present and presented the Planning Commission with a larger map of the proposed septic system.

Commissioner Schmock motioned to approve the variance, subject to the two conditions recommended by City staff. Commissioner Miller seconded. All in favor. Motion carried 6-0.

Old Business: None

City Council Liaison Update:

Mayor Swanson updated the Planning Commission with the information about the recount for the four-year City Council seat and the timeline for seating the rest of the City Council.

Commissioner Update: None.

City Staff Update: None.

Miscellaneous Information and Communications: None.

Adjourn:

Commissioner Marshall motioned to adjourn at 9:13 pm. Commissioner Schmock seconded. All in favor. Motion carried.

Respectfully submitted,

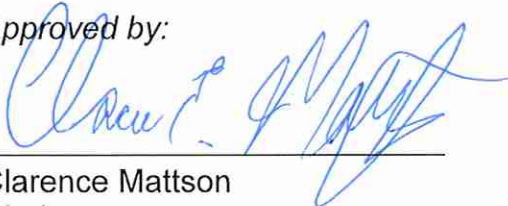


Kayla Nielsen
Deputy Clerk



Date

Approved by:



Clarence Mattson
Chair

Attendees: Sheldon Pool, Seth Monroe, Don Newman, Shane Steinbrecher, Nick Spain, Randy Johnson, Lou Miller, and Steve McNeill