

EAST BETHEL PLANNING COMMISSION MEETING

January 22, 2013

The East Bethel Planning Commission met on January 22, 2013 at 7:00 P.M for their regular meeting at City Hall.

MEMBERS PRESENT: Tanner Balfany Lorraine Bonin Randy Plaisance
 Brian Mundle, Jr. Glenn Terry Eldon Holmes

MEMBERS ABSENT: Lou Cornicelli

ALSO PRESENT: Colleen Winter, Community Development Director
Tom Ronning, City Council Member

Call to Order & Adopt Agenda

Chairperson Mundle called the January 22, 2013 meeting to order at 7:00 P.M.

Mundle motioned to adopt the January 22, 2013 agenda. Holmes seconded; all in favor, motion carries unanimously.

Introductions

Davis made two introductions: Colleen Winter, Community Development Director; Tom Ronning, new City Council Liaison.

Colleen Winter comes to us from the State Economic Development Authority. In her past she was also a City Planner in Perham and New Prague, and also ran her own consulting business. Her greatest quality is her energy level.

Mr. Tom Ronning is the new Council Liaison to the Planning Commission.

Welcome Colleen and Tom.

Oath of Newly Appointed and Reappointing Commission Members

On January 16, 2013, City Council held interviews of an interested resident and commission members wishing to (continue to) work for the Planning Commission. City Council appointed the following to the Planning Commission:

1. Lorraine Bonin (reappointed), term expires January 31, 2016
2. Lou Cornicelli (reappointed), term expires January 31, 2016
(not in attendance)
3. Randy Plaisance (new appointment), term expires January 31, 2016

Each commissioner will be taking an oath of office this evening.

I, Randy Plaisance, do solemnly swear or affirm that I will support the Constitution of the United States of America and the State of Minnesota, and faithfully discharge the duties as a member of the City of East Bethel Planning Commission in the County of Anoka and the State of Minnesota to the best of my ability. So help me God.

I, Lorraine Bonin, do solemnly swear or affirm that I will support the

Constitution of the United States of America and the State of Minnesota, and faithfully discharge the duties as a member of the City of East Bethel Planning Commission in the County of Anoka and the State of Minnesota to the best of my ability. So help me God.

**Election of Planning
Commission
Chairperson**

The Planning Commission is to elect a chairperson from among the appointed members for the term of one (1) year.

East Bethel City Code states that chairpersons shall serve for one year; however, no chairperson shall be elected who has not completed at least one year as a member of the commission. Commission members eligible for chairperson include Balfany, Bonin, Cornicelli, Holmes, Mundle, and Terry.

City Staff is requesting the Planning Commission to elect a member of the commission as chairperson for the term of one (1) year, starting on January 22, 2013 and expiring on December 31, 2013.

Should that be expiring through January 31, 2013? Yes, that should be changed.

Mundle will volunteer his efforts again, unless someone else would like to do it. Balfany also has an interest. Terry doesn't object, personally, but we used to have a rule that you couldn't do consecutive terms, but then it was changed that you could do them. Winter said the City Code doesn't state anything different. The only thing the code states is that you serve a term for one year. Holmes said City Council stated that you couldn't serve consecutive terms. Davis said that was his understanding also. Ronning said the language in the ordinance places no limit. Holmes said it was discussed at City Council and it was passed. Mundle asked what year it was. Terry said he was chair for six or seven years in a row, and then they made the change. Bonin said she was chair for how many years in a row also and we didn't really have a vote for chair. Davis said if you want to postpone this, he could look it up. Holmes said it is a little odd that your term expires at the end of December. But now they will be the same with terms at the end of January. Winter said for whatever reason yours ended at the end of December. Terry said in the last year or so, the approval of minutes was at the beginning of the agenda, and they have been at the end of the agenda. Winter said that is something we could look at changing.

Balfany said looking at his term – knowing his term and knowing when it is ending – he would like to have a chance to sit at the chair. He would love the opportunity to do it.

Holmes nominated Balfany for Chair. Terry nominated Mundle for chair. Terry motioned for a vote on nominations and was seconded by Balfany; all in favor, unanimous. Elections were conducted via secret ballot. The results resulted in a tied vote. Holmes said it is either a revote or we could table it until our next meeting. Plaisance suggested tabling it to the next meeting, and continuing with our current chair. It was recommended to contact Cornicelli and let him vote, and that will determine the chair. The Commission unanimously agreed with that recommendation.

Approve November 27, 2012 Planning Commission Meeting Minutes

Chair asked if there are any changes. No changes were mentioned.

Holmes made a motion to approve the November 27, 2012 minutes as presented. Terry seconded; all in favor, motion carries.

Business Concept Plan/Land Use Request

Background Information:

Property Owner:

Mark Strandlund/Shade Tree Construction, Inc.
23035 Ulysses St NE
East Bethel, MN 55005

Business Concept Plan/Land Use Request Property Location:

Lot 1, Block 1, Shade Tree Commercial Park (lot just north of 23034, Shade Tree Offices, on Ulysses St. NE)

Zoning: Light Industrial (I)

Attachments:

1. Land Use Application
2. Location Area Map
3. Site Plan Map
4. Property Owners Explanation of Proposed Business
5. Light Industrial (I) District Zoning Regulations

City Staff has met with Mark Strandlund; he has explained that he is interested in operating a Concrete Recycling Facility on property he owns that abuts Highway 65, as referenced in Attachments 2 and 3. Further explanation of what it is he is interested in doing is explained in Attachment 4.

Currently, a Concrete Recycling Facility is not listed as a Permitted or Conditional Use in the Light Industrial (I) District and Staff has advised Mr. Strandlund that is the case. However Mr. Strandlund wanted to appear before the Planning Commission to get their opinion. A copy of the regulations in that district are included in this packet and noted in Attachment 5.

Winter showed some pictures of the proposed site. His current building is just south of the pictures. The property that he is interested in putting the concrete recycling site on is shown. The pictures were shown for perspective reasons.

There are several things to consider when looking at a Concrete Recycling Facility and whether or not it is the highest and best use as proposed, and in the location that it is proposed. Further, the Planning Commission needs to consider whether or not there are appropriate places to allow a Concrete Recycling Facility to operate within the city limits of East Bethel. We currently do not have any areas zoned Heavy Industry; if the Planning Commission were to consider amending the ordinance, careful consideration would need to be given to noise, dust, and traffic that such a facility could generate. In Mr. Strandlund's case, he would like to locate a Concrete Recycling business in an area that is already built up and is surrounded by existing businesses, and close to residential housing. The proposed location is a small parcel for such a facility – only 2.99 acres. Staff

has researched other concrete recycling facilities in the area – Oak Grove, Maple Grove, and Elk River. The smallest size facility is approximately 20 acres. In order to stockpile and crush concrete, 2.99 acres does not appear to be adequate. All truck traffic would exit onto Ulysses St. NE and head south to 229th Ave. NE. Both Ulysses St. NE and 229th Ave. NE are classified as 9-ton roadways.

Here is a link to a concrete recycling facility operation that shows what would typically occur at such a facility (<http://www.youtube.com/watch?v=L2Lf03UrZKc>). It is noted that staff does not know the size of the operation shown or location, but the process would be similar. Mundle said he couldn't bring it up. As staff, she just wanted to show you what it looked like.

This item is for DISCUSSION ONLY. Mr. Strandlund wanted to appear before the Planning Commission to get their feedback as to whether or not a Concrete Facility would be allowed. A zoning amendment would either have to take place in the Light Industrial (I) district, or the City would have to look at putting in a different type of zoning classification to include Heavy Industrial. It is Staff's opinion that currently it is not in the City of East Bethel's interest to amend the existing ordinance and allow Concrete Recycling Facilities in the I District.

Mundle had a couple of questions: in the other communities, how are they zoned? Winter stated in Maple Grove it is in a rural agricultural area. It is the site that is a gravel pit. They leave it zoned that way – as their growth is changing they change the zoning. The one in Oak Grove – it may have been a conditional use permit, and it may have been grandfathered in. Mundle said that is on 20 acres.

Strandlund said some of the slides are the one before that. He stated the one thing that they planned on doing is burming the whole area. There would be 10-foot earthen burm. The concrete area would be hidden from site. The burn would be built up and then maintained for erosion control. The reason for bringing the truck traffic through our existing parking lot is just to secure it a bit more. We have had great luck in the six years we have been there.

Balfany asked how large his other lot is. Strandlund said it is three acres. This would be a temporary business, but unfortunately we are sitting on three other lots at this time now. The truck traffic would be less than what we have now. It would be the same traffic coming and going. It would not be every day. It would be when jobs come along. It would be less traffic than another business. Mundle asked if this would be an actual business, or just any construction concrete debris. Strandlund said it would be a combination, using their own concrete and other construction works that he works with. When they do developments they have a lot of curbs that they have to rip up.

Balfany said what kind of traffic is coming and going now. They have dump trucks, lowboy, and roll offs. There are some semi trailers that come and fuel trucks and delivery trucks. In the summer it is quite a bit.

As far as the residential and business, have there been complaints, Balfany asked. Strandlund said no. Central Truck makes a lot of noise, more than us. Balfany

asked if he would be noisier than Central Truck. Strandlund said there would be normal operating business hours. They would come and drop off a load of concrete, build up a pile and a slope. The crushing would occur one week a year. The noise pollution and dust for the surrounding neighbors would only occur one week a year to do crushing. The noise would be quieter than what they did on Highway 65 this past summer.

Holmes wondered if it would be an inside facility. He said no, it would be outside. Terry said he worked at a concrete facility for a few weeks in his life. Strandlund said he wouldn't allow rebar and mesh, it would be clean concrete. Terry said the facility he worked at was a large facility. When he saw this proposal, he doesn't see this in a residential area. He doesn't see the storage operation as a big deal or the traffic, but the crushing is a big deal. Strandlund said a lot probably has changed in 20 years. Holmes said he worked at 3M and he knows how noisy they are. He thinks it is a small area for concrete crushing.

Mundle wondered how large of a crusher would it be. There are some that can be very large, and some aren't that large. How big of unit are you looking at? Strandlund said it would be a smaller unit. It wouldn't be a multi-conveyor belt unit. It isn't going to be like the ones in Maple Grove. It will be fairly similar to the one in Oak Grove, his brothers operation.

Terry said having a brother that does it, he wonders why he can't do it there. Strandlund said it is his brother, and they don't work together. He said he wishes he could set up a commercial business there. But he has three other lots to sell. Plaisance said so you would be doing this once a year. Strandlund said yes, it would be a convenience and they would get some use out of the lot. Plaisance asked if the equipment would be purchased there and left there. Strandlund said the company would come in once a year and crush the items. And then they would move on to the other site.

Plaisance said if the city decided this property was too small, and you had to have an alternative, would you consider another site in the city or is that a no go. Strandlund asked what he is asking is, what would your alternatives be if it didn't work out. The only reason he is considering this is because he has the lots. He is n't looking for land to buy.

Balfany asked if this would be a new entity, or under Shade Tree. Strandlund said it would be under Shade Tree. Ronning asked what the burm heights would be. Strandlund said 20 feet on Highway 65 and 15/20 feet on the sides. Ronning asked how many yards of concrete would it be that you would accumulate. Strandlund said it would be about 30,000 tons. Ronning said about the recovery of the metals, how would that be handled. Strandlund said some areas don't allow rebar or mesh. We would be the same. In current construction, the garage floors are all poured with fiber mesh, versus rebar.

Mundle asked if there is anything in the City ordinance for construction debris. Winter said there is no definition and it isn't allowed in any of the districts in East Bethel. We don't have anything that talks about outside storage. There is also nothing that talks about concrete construction debris. There is a section that

talks about dumpsters at sites. That isn't the zoning. That is what you have to look at - the overlying zoning. Then you can look at the other things like the exterior storage.

Strandlund said it is based on it because it is a recycling center. You can bring in brush, trees, etc, because it is a recycling center. The county looks at clean concrete as a recycling center.

Holmes wondered what happens with rebar in concrete. Strandlund said it would be taken off site. Holmes said he has a problem with it. It could be put in a dumpster. He was in construction for 45 years. The lot size is small. The noise is a problem. The thing we have to look at is you start doing this, you are setting precedence. For a convenience type deal, a 20-acre site and where you crushed all concrete is a very different situation than this. Strandlund said it would be more profit. Holmes has been at these places, he has wired them. The lot size is too small. You will build a burm, where do get the dirt for that. Strandlund said they would use the dirt at the area. The only cost would be labor, since we do excavating. The dirt is all there and there would still be some extra left over. Holmes said he has a problem with the whole thing.

Winter said the Commission could have the discussion; if you want to have a public hearing, you can set a public hearing. There is nothing in your ordinance that talks about this specific use. As staff you would probably want to look at a heavy industrial use. Holmes said when we looked at all this we decided we didn't want any heavy industrial. Bonin said she agrees with Holmes and it doesn't fit. Terry said if all the neighbors are fine with it, but to burden them, and also if we were to approve it, to say that one of the conditions that it is only done five days a year. Strandlund said that would be the most he would be doing. Balfany said if you have neighbors that don't have a problem with it, he is on the same page as Terry, if it is that short of a time period. Bonin said she would have a problem with the burm itself. Mundle said that would be to cover the debris. Ronning said the yard would be about the length of a football field squared.

Strandlund said about the noise, and when these lots are sold and there is going to be noise. They will be in and out of there with all of their trucks. He thought it would be quieter than what other businesses are. That is based off the lots that are west of there. The excavator that is next to us does excavation for Walmart.

Balfany said he doesn't see it as much of an inconvenience. We are talking with one of our current residents, we are trying to maintain that we are here to help and work with current and new businesses. Holmes said we have a code to go by, and we worked hard to get there. If we just get comments from neighbors, then we should just throw away the code. Plaisance said you have a hurdle with making the code work. He doesn't think that limits us, or we couldn't revise or revisit the code. What he likes about this particular piece, it isn't going to be a recycling business, for bringing in from the outside and concrete crushing, and sell. It sounds like he is going to take his own current concrete and crush that up.

Balfany said when we are talking about our current residents who are actually

doing construction, this is the type of person that we want to keep happy. We should try to make him happy if we can. It is even less of a burden. It might be a good idea to change the ordinance. Balfany said this is not permanent. If you stored it up for three-quarters of a year and someone wanted to build in the area, you would clean it all up. Holmes said if you start changing something every time someone comes in, you set precedence. We really have some excellent areas to build on. But you can't just change it because someone wants. If we start changing every time someone comes through the door, the actual city plan will be all chopped up. Balfany said we do need to recognize our transition area. We are looking to grow but we are in need of changing ordinances and zoning. As far as setting precedents he agrees. We haven't changed our zones as yet.

Holmes said if we have heavy industrial, we have to have a percentage of that. We will have to have a percentage of heavy industrial. Strandlund said we have been in business in East Bethel for 20 years. Holmes said fortunately we talked about this when we went through all the zoning. If someone wanted to have a place for adult dancers, can they build there, probably not. No one wants that kind of business in East Bethel. We have to be careful on what we accept percentage wise.

Strandlund said he doesn't think his building looks bad from the road. Plaisance asked what these companies actually do. Do they have to get permission from the City to do the work in the City? Holmes said it would seem to be. Strandlund said it would be based on the zoning. It wouldn't be the City requiring it, it would be him. Terry said it would have to be classified as heavy industrial. Winter said there is nothing in the Light Industrial district that would work for this.

Terry asked why is Cemstone different? Winter said because they were grandfathered in. Terry said that went in after and was in an agriculture area entirely. Cemstone wanted to come in and we had to go through an ordinance change. Winter said she believes Cemstone is operating on an Interim Use Permit and in an Ag district. Ronning said you guys make the rules and he doesn't know where you draw the lines of what is heavy and not. Winter said it has to do with the outside storage, the noise level and dusts. It isn't to say that you couldn't put this in Light Industrial, but there isn't any definition. Terry said it is an assumption that it would be in heavy industrial. Winter said it is typically put in heavy industrial. Balfany wondered if his brother has the machine brought in. Strandlund said he talked to him and his machine is brought in every 18 months or so. Balfany wondered if he has been at his brother's site when they are crushing. Strandlund said with the MPCA you have to have it controlled. His brother's site is completely surrounded by houses.

The feelings are this is not a good fit and would not be appropriate. Holmes said yes, that is how he feels. Balfany said we could make the effort to accommodate. Bonin said our job isn't to accommodate. It is our job to think about what is best for the City, not for a particular person. Accommodating isn't our highest goal. Plaisance said that isn't the case. That is a very good point, trying to do what is best for the City. There are both plus and minus to the project. It would benefit your business that is in business in the City. The negatives are the noise and the

dust. The proximity to Highway 65 is also a concern for him. His feeling is if we could make this work with the ordinances that we have, or make sure that we are not abusing that fact or making a special exception -- unless we want to make a larger change -- he would be for it. Are we following the proper ordinance? That needs to be answered first. He would like to be able to accommodate, but it needs to work for the City and its residents. Terry said his main concern is the residents that would be affected by this. This would involve Strandlund having to explain the noise and the affect and for how long each year to the affected parties. Strandlund can do some more research on the decibels on the crushing and also talk to the neighbors. Just to give a little better feel to what it is going to be.

Winter said the Commission would have to look at a zoning amendment. You have to decide as a Planning Commission if it is close enough to consider an interim use permit or a zoning amendment. Terry said what about looking at it as an expansion of an existing business. Holmes said what is the difference. When we accepted his business, he was a building business. Terry said it is an intensification of his current business. He would prefer this than a conditional use permit, which stays with the property. Balfany said this type of additional exposure is not defined.

Winter said there isn't a definition for recycling facilities and outdoor storage. Terry said we did have a large recycling center here and it was not a good business. It wasn't the fault of the business itself, it was the owner's non-compliance. Mundle wondered if there is a timeline for this. Strandlund said there is no timeline on it at this time. Mundle wondered if staff did some research and brought it back to our next meeting.

Winter recommended that if a concrete recycling plant were to locate in the City, it should go in a Light Industrial or heavier zoning classification. Mundle said he thinks the commission needs more information. More research on heavy industrial and other uses in light industrial -- those are vague. Holmes said if it has been a hardship, if he had to haul to Veit in Rogers, then we have a different situation. Strandlund said his brother isn't accepting any more right now.

Holmes said if someone wants to buy the site, then he would have to clean it up really quick. He has talked to too many people in construction. Most construction people don't even want to store their own ladders. They don't buy a lot of stuff, because they don't want to store it all. He did a lot of work for a construction company that did all of the work for the Ford Plant. Their site and facilities is a lot smaller than what you have now. They didn't need a concrete grinder. Balfany said you are talking a different type of business. What he is saying is he doesn't know what you do during the year. They do \$70 million a year. Strandlund said he likes extra space. In downtown Minneapolis you wouldn't be able to have this much land. Mundle asked if that was good feedback. Strandlund said yes.

MIDS Update

This is the Minimum Impact Design Standards. The gentleman from the University of Minnesota was here and talked about this project. This was a project that started before she came here. He is slated to come to the next Planning Commission meeting. Winter said East Bethel is one of the five

communities in the same watershed district.

Comprehensive Plan Update New Development – Solution and Strategy

Winter doesn't think you can plan for everything and there is room for improvements. A couple of things about a comp plan and what she saw when reading the comp plan. There are some things that have changed the corridor. The comprehensive plan comes up with strategies for development of that area. Hopefully by 2014 you will have it all done. You will have a vision for that corridor. You will use some creative things for that area's development.

Sustainability is a huge part of a comp plan. It is taking into account the social aspect, the environment and the economics. You look if it is viable, bearable and equitable. In most cases, sustainability becomes a very large part of that.

She gleaned out of AD Voltage that the vision is: progressive, responsive, and sustainable. By progressive it isn't as they build it, they will come. The development will be around controlled intersections. Responsive gets to the idea that a comp plan is changing. You have an obligation to be responsive. The sustainability is balancing the economics with the growth. These are just things she will talk about a lot. We need to have a pro-business climate. We need shovel ready sites that we will be addressing at the EDA level. The updating of the comprehensive plan is something that the Planning Commission has to have done this year.

Just learning more and being informed is always critical. You always want to be transparent. You want to educate the public as a whole. The City is redoing the website. That will put us on the map. Relationships are very important. We are currently working with Oak Grove on building inspection services. Then we can all benefit from it.

Winter handed out a document. She stated she isn't going to get into a lot. The document was from Ady Voltage. If you have not had an opportunity to read it, she will get you a copy of it. She is unsure if it is on the City's website.

Comprehensive Plan Update/Community Identity – Immediate Comp Plan

- Vision
- Executive Summary (currently lacking in the City's plan)
- Timing and financing of the proposed update
- Master Plan of Hwy 65 Corridor – very important to get done.
- Design Standards – very different today than it was many years ago. The newer type buildings, such as prefab, can be just as attractive as decorative brick or other architectural features.
- Minimum Impact Design Standards (MIDS) project
- Met Council Regional Development Framework – 2030

Community Identity
Vision, Community Logo, Branding

She went through this very quickly. This is something that will be on the City Council's agenda also.

She pointed out light industrial designations on the map. On County Road 22 and Highway 65, the future land use is to create a downtown, and we are trying to figure out if this still makes sense.

New Development/New Business

- Clear master plan outlining future land use and zoning

New Business

- Continue contracting businesses
- Provide new business with development packet (shovel ready)

Pictures/maps all the things that developers want to see

Reviews – historical and environmental

Design standards – building facades, landscaping, lighting, sidewalks, green space

PUD process

Building permit process – we are looking at this internally, we really need to focus on customer service. As the head of the department she feels very strongly about that. She has a great staff. Really, we need to serve other people in East Bethel.

Contracts

Market/demographic data

She did this all really, really quickly. The one thing this all comes to focus on is what is the Planning Commission's role.

**Role of Planning
Commission**

She said the role is:

Help establish vision, strategic framework

Update the comprehensive plan – timely and dynamic

Implementing of comp plan through planning tools

- Zoning ordinance
- Subdivision regulations.

In front of you there is a table of contents, what is in the comp plan. It was put on the desk in front of you and she took the table of contents and what needs to occur within each section. Community input needs to occur. It is important to do it once every three to five years. To have that community gathering where people can give their opinions. We have a lot of the information because of the community input.

She had a bunch of ideas on what should be done. She said 50% of the community is wetland and then the rest is sand. The University of Minnesota owns a large land mass. There are world-renowned people that come and study in the community. You could look at partnering with them. You would also

encompass other things.

She would envision that meeting being a joint meeting with the Park Board. We had the opportunity to meet with a gentleman from the Met Council this morning and that was a really good meeting. Met Council does a good job in laying out transportation through 2030. The implementation there is whole public portion. She went through this very quickly. Obviously being new, she wants the input from the Planning Commission, where you want your resources spent, she is really open to any input and willing to roll up her sleeves and get started. She wants to know where we should go. She is open for comments.

Holmes commented we just got done with our last comp plan. Our biggest problem with it is where the City Council was going to tell us where the central part of the City is. If it should be 221st Avenue or County Road 22. The City Council has to make that decision. For the last one, we put a lot of time into it and now we are going to change it again. You keep changing stuff; things will fall through the cracks. Last time we left it open so we could change it with what our development would be. As far as Ady Voltage, it was a waste of money for the City of East Bethel. He understands your eagerness. With all the time we put into it, we shouldn't start all over. Winter said there is a good framework, things since 2007 have changed and you do need to revisit it. Ronning said the comp plan shouldn't be considered a bible. She mentioned it should be a living document. Holmes said before she was there, Davis wanted to go through every single item.

Plaisance said the last comp plan came out in 2007. We are mandated to redo it at 10 years; it is mandated by the State of Minnesota. So he thinks that is only four years away. That is going to be at the end of our new service. We should start looking at how we want to go through that plan. Not that what was done before wasn't gone through hard, he was looking through it and it is already outdated. The maps are when they are talking about the sewer and water and the districts are no longer in the plans. His feeling is that right there to him there is some work to be done. You guys know a lot more about this than he does; he is just the new guy on the block.

Bonin said we need to remember when we did this before, everything was going up. And then everything went down. We need to re-look at things that we thought were set in stone. We don't know what of our plans need to be changed. We can't say that if we looked at it last year or the year before, we need to look at it because times have changed. Terry said he would like to have someone put together what is outdated in the comp plan, and present those items, so we don't have endless meetings. Mundle asked if there are certain things. Winter said she alluded to that. The Highway 65 and County Road 22 area is designated as the Community Center. Is it that? Terry said is that our pervue. Does Council know what they want? He doesn't feel he has enough information to go on that. The Council is going to be talking about vision at the Council meeting tomorrow night. It is the Planning Commission's task to look at that plans and makes recommendations back. She doesn't think there have been community meetings on the vision of late.

Balfany said what kind of businesses do we want to attract and what is coming in. That is something that we might want to look at. Winter said Planning Commission has to have a philosophical discussion on where they want to head. Terry said he doesn't have people coming up to us saying we would like to develop here because you have city center coming up. What are we basing any decisions on? We don't have a flood of development going on. Mundle said other factors have come up with changes in the City sewer and water and trying to attract the need for more businesses immediately to hook up to that system. Terry said those are issues that aren't comp plan issues.

Balfany said one thing that changed is Winter's role itself. We are going back out to businesses and marketing the City. We need to bring in businesses. What is changing is we are going to be marketing ourselves. It is going to pale in comparison to what has happened. Now is the time we go through, before we open up the doors, he would like to go through it before we have all the businesses before us. Bonin said we are never going to be prepared for everything. We need to have ideas on what we like for the City.

Plaisance thinks we need to have closer ties with the Economic Development Authority, what are they doing, what are they planning, and what is going on in their meetings. He wouldn't mind sitting in on some of those meetings. What interest is being shown by the businesses coming into the community? If we know what the EDA is thinking, they are the ones that are going to be going to the businesses. We want you to come to us. Balfany said we want to have a finger on the pulse knowing what is going on. Plaisance said it would make our jobs easier. He would like the Commission to be proactive versus reactive. Balfany asked if we could have an EDA or other committee updates. Especially being the planning board, and maybe we can allow feedback and we can utilize the information.

Ronning said Ady Voltage said there are 14 businesses that wouldn't come to East Bethel, and 17 would say not to come to East Bethel. The numerous flaws in the comp plan, the city center is all service industry and you want to mix that with livable wage jobs. When they built this water project, he addressed the Council once, on the big bond, the first fifteen years it is interest only. The other bonds, you are paying as you go. When you are adding up the interest and the cost, it is \$51 million dollars. We need to share that piece of the pie. Balfany said he has always made that apparent, we need to maintain a viable growing City, we need to pay our bills and utilize our resources. It is important that we go through the comp plan and work on the areas that we need to. It has been six years and a full review will need to be done within the next four years.

Holmes said just like tonight and the guy wants to change a little bit, we have a vision, it might not be totally right, but we have a vision. You can't change it for everyone that wants to come in.

Balfany said it is a fine line. Balfany said hearing that kind of statement, from the City Council, at least his impression today, he thinks to make those recommendations even if City Council is not in agreement will be hard. Send things up the ladder, versus waiting for it to come back down. It is a fine line.

There are good things that come from this group. Bonin said if we do the job properly, it is our job to sell the ideas to Council. Balfany said we are in a gray area. It is one of those things that came before we got here. Ronning said he wants to help them get in, not discourage them. Winter said there is nothing in Light Industrial that allows it. Bonin questioned is it good for the City that is what we need to be asking. Ronning said that is part of the comprehensive plan. We work towards consensus. He would try to caution change for what one or two think is good for the City.

We are missing the Council Update on the agenda. Two weeks ago was his first meeting. Balfany asked what is going on. Winter said it was a simple meeting. Ronning said it wasn't anything new to him, and he has been watching the meetings for the past few years. We passed the consent agenda.

Winter said if you look in sections in the binder, you could put everything in them; they are organized a little different. In section six, there are resources, what you are charged with. There is some information in there. As the packets are in there, you can organize them however you like. Mundle said at some point we will need a larger three ring binder. Plaisance said you talked earlier about having electronic packets. Winter said we could do it electronically. If she could get the updated information. If you would rather get it electronically.

Adjournment

Balfany made a motion to adjourn the meeting at 9:20 PM. Holmes seconded; all in favor, motion carries.

Submitted by:

Jill Anderson
Recording Secretary