

**Town of Duluth
Planning Commission
Meeting Minutes
4/22/10**

The meeting was called to order at 7:05 p.m.

Roll call: **Present:** Dave Chura, Bill Lannon, Barb Crow, Michael Kahl, Jan Green and Brigid Pajunen. **Absent:** Yvonne Rutford.

Also present: Sue Lawson, Planning Director; John Kessler, Assistant Planning Director; and Dave Mount, Town Board representative to the Commission.

The evening's agenda was reviewed and approved.

Dave introduced Brigid Pajunen who is the newest member of the Planning Commission and is replacing Seth Levanen.

The annual election of officers was held next. Jan Green made a motion to reelect Dave Chura as Chair, Mike Kahl seconded, and the motion passed unanimously. Then Jan made a motion to reelect Mike Kahl as Vice Chair, Barb Crow seconded and the motion passed unanimously.

The minutes from the March 25 meeting were approved without changes.

**Public hearing for request to rezone parcel of land at corner of Alseth Rd and Highway 61
– Requested by owner, John Abrahams --**

Dave Chura began by explaining the process that is followed for public hearings.

Sue Lawson provided background for the request. She commented that as far as she and the former Planning Director can remember, there has never been a hearing for a request for a zoning map change. There are two stages to this request. The first is a zoning map amendment request: to change the zoning of a parcel of land from SMU-6, which is Shore Land Mixed Use to SCO-8B, which is Shore Land Commercial. The first question, which will be addressed tonight, is: should this parcel be rezoned to Shore Land Commercial? The second part concerns the use that is proposed for the property. If it is approved as Shore Land Commercial, the proposed use would require a Conditional Use Permit (CUP), which requires a public hearing and a Community Participation Report. This hearing would be held at a subsequent meeting.

The Zoning Ordinance has specific criteria for granting a zoning map amendment. The Commission will look at and consider that criteria, performance standards for signs in the Shore Land Commercial district, the description of the zoning district, direction from the Comprehensive Land Use Plan (CLUP), and testimony from the public.

The CLUP was adopted in 2002. The CLUP provides a broad vision for the Township and is the direction for writing the zoning ordinance. It provides a vision, goals and strategies.

Sue showed a map of the area. Next to the property being considered for rezoning is a spot of SCO-8B which is Tom's Logging Camp.

Sue then read language from the Ordinance pertaining to zoning map amendments:

XI.3.D.2.a. The Planning Commission's report to the Town Board will contain a statement of evidence relied upon, the factual determinations made from the evidence, and the criteria used in reaching its recommendation.

b. Failure of the Planning Commission to report to the Town Board within twenty (20) days will be deemed to be recommendation for approval by the Planning Commission of the proposed amendment.

XI.4.A. Required conditions for approval. Rezoning or amendment to the official land use district map shall be recommended for approval only upon the finding by the Planning Commission that all of the following conditions exist.

1. The proposed zoning shall be consistent with the Comprehensive Plan.

2. A clear public need or benefit to be met by the requested zoning change shall exist, which is beyond any benefit or convenience to the landowner.

B. Required conditions for requesting a change. Rezoning or amendment to the official land use district map may be recommended for approval by the Planning Commission under any of the following situations, providing that all of the conditions in A, above, are satisfied.

1. A mistake has been made in the original zoning that was inconsistent with the Comprehensive Plan, which should now be corrected along with the zoning.
2. A substantial change has occurred in the community since the adoption of the Comprehensive Plan, which should result in the Plan and the zoning being amended.
3. A public need being evident, there shall be a showing that the public interest would be best served by rezoning the property in question rather than other property in the community.

VIII.7.C. Off-Site signs. Off-site signs are prohibited.

VIII.7.F. On-Site Signs. All on-site signs, not otherwise excepted, shall require a sign permit and conform to the following:

1. Signs joined with a common standard and angled no more than thirty degrees between surfaces shall be considered a single sign and sized according to the larger surface.
2. All signs shall be set back a minimum distance of 10 (ten) feet from any front, side, or rear lot line.
3. Signs in Zone Districts allowing commercial and industrial uses must meet the following standards.
 - a. One (1) sign is allowed, not to exceed fifty (50) square feet in surface area and not exceeding twenty (20) feet in height. Modifications from the above standard shall require a conditional use permit.
 - b. Illuminated signs are permissible provided they are lighted by light sources directed from above the sign toward the ground.

VIII.11. Shoreland Commercial B District (SCO-8B)

A. Compatible with surrounding residential area. This district supports a light level of commercial development intensity. Development intensities and use should be compatible with the surrounding residential scale and density abutting the commercial district. Permitted uses and standards associated with the use will reflect the surrounding intensity and scale of the neighborhood

B. Hours of operation. Hours of operation will be consistent with residential neighborhoods, generally limited to the hours between 7:00 AM and 9:00 PM. Hours of operation will be based on but not limited to the following factors and be limited accordingly.

1. Amount of noise associated with the operation of the business.
2. Intensity and amount of light associated with operation of the business after sunset
3. Amount of increased traffic on residential and non-arterial roads, including business traffic to the establishment as well as the shipping and receiving of goods and services.

C. Lighting and signage.

1. All lighting and signage shall meet the general requirements of this ordinance.
2. In addition, signage shall not be lit past hours of operation of the business.

D. Increase in traffic. The intensity, amount, and scale of use permitted with the commercial development will be directly related to the amount of increased traffic as a result of the commercial use. The proposed use should not result in a significant increase in traffic on non-arterial roads in the surrounding neighborhoods.

E. Screening and buffering of commercial uses. Screening and buffering will be provided between the commercial use and the surrounding neighborhoods. (see Article III, Section 5, Page 42)

Sue said that Alseth is considered a non-arterial road.

She read the descriptions of the zoning districts from the Ordinance. The property is currently zoned SMU-6A, Shore Land Mixed Use: This district is intended to provide residential and mixed uses consistent with the recreational and natural attributes of Lake Superior, on a suburban-scale lot size. The request is to change the zone to SCO-8B: This district is intended for concentrated, locally based, commercial development along the shores of Lake Superior for uses consistent with providing goods and services for the local community and incidentally for the locally based tourism industry. This district supports a light level of development intensity.

She pointed out that one of the differences between SCO-8A and 8B is operating hours. She then compared the dimensional requirements for both zone districts. SMU-6 has a 2 acre minimum lot size and SCO-8B has a 1 acre minimum lot size. The lot width requirement is the same for both zone districts. She read the setback requirement for SMU-8B from the Ordinance: "All structures on commercially zoned property must be set back a minimum of twenty feet unless they abut a district other than commercial, in which case they must be set back a minimum of fifty feet from side lot lines and one-hundred feet from rear lot lines."

The Commission will also consider what the CLUP says. There are many things in the CLUP that relate to activities on the shore. The CLUP consists of an overall vision for the Township – what do we want our Township to look like in twenty years. There is also a vision for tourism. It talks about policies for general land use, for commercial and light industrial, and for tourism and then about land use plan strategies, including shoreland district strategies, and then about regulation. The Commission will consider all of this when making its recommendation.

John Abrahams spoke next to present his application. He is expecting a two stage process. The first stage is tonight's hearing regarding the rezoning, and if approved by the Town Board, the second part will be the Conditional Use Hearing. Having two stages to the process will allow plenty of time to know what everyone thinks and will allow time for a good discourse regarding the project. The property he is asking to be rezoned is on the Alseth Road within the Expressway corridor. It is an ideal spot for his project. The Congdon land was donated years ago for public use. Stony Point attracts people from all over for many activities, including fishing, surfing, rock picking, and launching boats. He wants to have a retail outlet for water sports on the property. The focus will be surfing, but he will also have other things, especially things that aren't typically carried. He hopes to maximize the use of the land by joining with other business folks to provide additional recreation-oriented services such as canoeing, scuba diving and paddling. His vision is to have a mixed group of retailers offering unique products and services. He believes it is an ideal situation given the current economy and social situation. He would like to have classes at the North Shore Community School and has talked to Susan Rose about that possibility. Depending on how things go, he would like to have a small pool for kayak rolling lessons and diving certification lessons. He sees a lot of potential for a community education type of program for kids and adults. The business will be primarily for people coming to Sony Point or the Knife River beach who want to do water activities or get guide services. The site has easy access to the lake. Stony Point has been used for as long as people have been traveling on the lake. It is already a common place to launch kayaks and fishing boats. It is on a point that provides protection from the wind, making it ideal for launching boats and for teaching. Even when there are 4 or 5 foot waves coming down from Two Harbors, the backside of the point is calm. He did not consider having this business on Homestead below the Expressway because there is no access to the water at Homestead. Stony Point has become a known surf spot. There would be no negative impacts to the point because nothing would need to be done to it – it is perfect just like it is. It is also as close as you can get to a business like Toms Logging Camp. He would expect the two businesses to be very compatible.

He would like to have a small campground and/or some small efficiency apartments at the site as well. He might also try to reproduce a small fishing village similar to what Tom's Logging Camp does. He has people waiting to hear if this is a go before they are willing to commit.

Regarding the two criteria Sue had outlined at the beginning of the hearing, he believes his plan is consistent with the CLUP. He believes there is language in the CLUP that speaks exactly to what he is trying to do. It could be argued there is a need for a business like he is proposing. He thinks there is more of a need for something like this than there was for the Safe Harbor at McQuade. He would like to promote non-motorized use of the lake. He also thinks that the educational component would promote safer lake use. From what he has observed at the boat ramps at the Safe Harbor, many people

are not knowledgeable or equipped to be out on the big lake. The benefit to the area would be huge between the educational component, guide services and equipment rental so that people don't need to own the equipment to experience the lake. There are already people coming to the area from places like Chicago, Milwaukee, and Madison, and many of them are anxious for educational opportunities.

Jan Green pointed out that the land he is anticipating using belongs to the city of Duluth. Has he talked to them?

John said that he knows this. He saw no point of talking to the City until he found out what the Town had to say. It is his understanding that the land was donated by the Congdons to provide access to the lake and that the shoreline in Stony Point never be developed. He has talked to the city repeatedly over ten years about litter and people collecting rocks, but they always say that they know it's a city park, but it's not really in our jurisdiction.

Jan pointed out that there was a huge issue with the Congdon family about the McQuade Safe Harbor, so there is a lot of interest in what happens to the Congdon land.

Bill Lannon asked where the Congdon property is on the point and where did he plan on accessing the lake? Would erosion be increased at the access points?

John said that everything on the shore side of the point from Stony Point road. He said that there are already a couple of locations that people use to access the lake – one towards Two Harbors and then some foot trails near the old fish cabin. As far as erosion, John said that he would like to think that they would be able to raise awareness of the issue with their clients and prevent further damage to the shoreline. All parking would be up at the shop. It is 5/10 of a mile to the lake and they plan to use boat carts. There is no point in driving a car. The area is special and it is part of their philosophy to keep it that way.

Barb asked if she rented a boat at his shop, would he take it down or would he give her the boat cart to take it down herself? What would keep her from putting it on her car and driving it down to the lake? If he was transporting boats down to the shore, would he take lots down in advance?

John said that they would ask that customers walk down to the lake. On other hand, customers might take their rental boats and go somewhere else completely. He said that they didn't expect to have big groups that would require taking boats down in advance. It would be a small operation, catering mostly to individuals and small groups. The biggest groups they would anticipate would be North Shore Community School classes– maybe 15 kids and 2 teachers. For the most part, he said, none of his current neighbors would even know he has a business there. They will not be that busy. There are probably just a couple hundred people in Duluth that do these sports right now.

Dave Chura noted that the Commission has to look at the required conditions for requesting and approving a zoning change. One of those conditions is if there has been any substantial change in the community since the original zoning. He asked John to address this.

John said that the only substantial change he can think of is the economy. He wants to encourage people to get out and move on their own and enjoy the North Shore the way it was enjoyed 100 years ago.

Dave Chura read Communication Agreement and opened the floor to public comment.

Robert Kline, 5808 Alseth Road, spoke first. He and his wife have lived there for ten years. He is concerned about the commercial and rental uses. He believes that property values will go down if a commercial business with rentals goes in. There will be increased traffic which will require improvements and more maintenance of the road. He is also concerned that boat caddies won't be pushed back up the hill. There would be increased noise levels and traffic. He also believes it will take away from the natural landscape of the area. In John's proposal, he describes it as our lifestyle and neighborhood. He wanted to emphasize this, and how their lifestyle and neighborhood could be negatively impacted by this project.

Pat Halverson, 5820 Alseth Road, lives right by the property. She is worried about dust and noise. There can be ten cars down there when surf is up. They often drive very fast. It is not a very pleasant place when the surf is up.

Kathy Peer, 5785 Alseth Road, said that she has concerns about the hours of operation. It is a residential neighborhood and a campground and short-term rentals would not fit with the neighborhood. She wants to be a good neighbor and support the project, but she is concerned about it. She said that she appreciated his enthusiasm for the project

Judy Gibbs 1575 North Shore Drive, said that she knows John and has also been a paddler for a long time. She has lived on the point for 10 years. When the street signs went up to identify it as Stony Point, traffic really increased. She said the increased erosion over the last 10 years is phenomenal. Cars are parking down where the old boats were and making ruts that increase erosion. It is city of Duluth property.

Dan Johnson, 5794 Alseth, said his family has lived on Stony Point since the mid-eighties. He said that to some extent, John's proposed business sounds fairly low impact, but he is concerned with increased traffic on Alseth. He said that it could result in paving or increased maintenance and property owners might end up having to pay assessments to have the work done.

Kathy Wolffe, 1327 Old North Shore Road, asked how much is it going to cost the Township and taxpayers. She said that Alseth Road cannot handle the traffic. In addition, Alseth Road does not have a turning lane. She is also concerned about the apartments. She said that she has been in property management for 10 years and it can really go wrong.

Tom Swedberg, 5879 Alseth Road, is a recent resident of the Township. He said that the rural character of the area is what attracted him to the area. He enjoys fly fishing and trout fishing. He has friends with fly fishing stores that have struggled to keep their businesses going. There could be benefit to the Township from this, but he questions how much. There is already a lot of access to the lake -- Knife River Marina, Knife River beach, Bluebird Landing and the McQuade boat launch. There is also a slip for non-motorized boats at McQuade. He doesn't see a clear public need for this business. There would be increased traffic on Alseth Road and he felt that would not fit with the nature of the area. The things that made him want to live in this area are the same things that are outlined in the CLUP. He said that this would chip away at the CLUP and at some point it is no longer a guide, but is something that has just been chipped away. He is also concerned about adverse impact on the point. He has even seen impact on Stony Point from geocaching. There are trails all over. Vegetation has been impacted negatively. There used to be one trail. He feels that public need or benefit isn't really met by this plan, as much as he would like to support it from a personal standpoint.

Toni Fladmark, 1321 Stony Point Road, said that she was on the Commission when the Ordinance was redone. She is opposed to changing the zoning because one of the reasons the whole Ordinance was rewritten was to get away from spot zoning. Stony Point is a residential area and is not suited to a commercial activity. She said that Congdon did not donate Stony Point, he donated a 20 foot wide strip of land. For someone to use it as a base for a business operation would be inappropriate. It would direct a lot of traffic down onto the Point. People like the peaceful nature. It is great to be discovered, but that doesn't mean they want to direct a thousand people down there. She is concerned that if the property is designated commercial, that zoning will go with the land if it is sold. She is also concerned that the business would create a parking problem on the Point. And he is proposing lots of commercial businesses — not just one. She said that it's a zoning nightmare in terms of scope and undefined aspects. She thought the Lakeview Castle area, already zoned commercial and with plenty of parking, would be a good location for a business like this. She has already seen an enormous increase in traffic on the Point. She is also concerned that the Township would open itself up to lawsuits if this were approved because the Township did not approve short-term rentals on a much larger piece of property nearby. The area is zoned residential and a business like this in the neighborhood would create an enormous number of headaches for the people who live there.

Bette Alseth, 1313 Old North Shore Road, spoke next. She and her husband, Don, live directly across the road from this property. They admire John's passion and would like to see it work somewhere else. Alseth Road is named after Don's grandparents. The freeway claimed half their front yard, which severely impacted the quiet nature of their property. But it was a great thing for everyone to have the freeway. She would not want to have a commercial property across the street from them. She was also concerned about lights from the business. John said that it will be a small business. But in order to keep a small business going, he is going to need a lot of customers and is going to need a larger vision. She said that they are also very concerned with the rental aspect. They appreciate his love of nature and his passion, but, if the business does not succeed, what kind of business will come in next? She and her husband are definitely against the rezoning.

Holly Swedberg, 5879 Alseth Road, spoke next. She likes his ideas. But she said that there are plenty of places that this would work out better. She wants to maintain the rural quiet character of her area. When they bought the property, the zoning was residential. She does not want to see it changed to business and does not want apartments there either. She is against rezoning.

Don Alseth, 1313 Old North Shore Road, said he has lived on Alseth Road right across the road from the property for 70 years. He used to go down as a kid to play on the beach. He said he thinks the intersection of Alseth Road and the Expressway is dangerous. One person was killed there this winter and there was another pickup rollover there. He does not want the property to be rezoned.

Larry Burkhard, 5820 North Shore Drive, lives on Stony Point. Alseth Road is already in poor repair and more traffic on it would not be good. He asked where we will draw the line in terms of spot zoning versus the rural nature of the Township? We have to consider the overall vision for the Township and the rural character that attracted people to it to begin with.

Dave Chura closed the public testimony.

Commission Discussion

Jan Green moved to deny the request because there is no clear public need; it is for the benefit of one landowner. There are other commercial areas in the Township, particularly McQuade Harbor, which was developed to concentrate water-based use and lake access. Stony Point is a fragile resource that has been degraded over the years. Erosion and traffic has increased over the years. Not only do the surfers come down and park, but spectators come and park to watch. The east end is continually eroded, and she is concerned that St Louis County will, at some point, come down and dump a load of debris there to protect Stony Point Road. Stony Point is an area that deserves much more attention and care and stewardship than it has ever had from the City.

The area is demonstrably overused. It is a residential area and if this property were to be rezoned, it would be a spot zoning for an individual. It is not in the vision of the Township's CLUP.

Barb seconded the motion.

Discussion:

Mike Kahl said that zoning along the corridor is a nightmare that we have all become familiar with. There are many facets to the corridor we want to promote. Yet at the same time we want to put restrictions on it. This might be an opportunity to have some stewardship of the area. Based on comments tonight, the city doesn't necessarily want to invest time or energy or dollars on the Point. He thinks it is something the Commission should consider.

Jan pointed out that it's a rezoning the Commission is considering tonight – it is not a rezoning for his business – it is a rezoning to commercial. Once it is done, any business that is allowed in a commercial zone district according to our Ordinance, could be put in. In particular, once it is business, signage could become an issue. At the present time, the Township portion of the shore retains its rural character because there is not a proliferation of signage. Rezoning this parcel to commercial would not be in keeping with the CLUP.

Dave Chura read from the Ordinance, Article XI.4.B, regarding the required conditions for requesting a change. The first condition is "a mistake was made in the original zoning." This does not apply here. The second is "a substantial change has occurred in the community since the adoption of the Comprehensive Plan, which should result in the Plan and the zoning being amended." That doesn't really apply either. The third is "a public need being evident." From the testimony tonight and based on what the Commission knows about the area, he does not see a public need for a change in the zoning in that area.

Brigid Pajunen said that she shares some of Mike's sentiment. The proposal was very thoughtful and the type of people who participate in this activity do have a different appreciation for resources. It was interesting to hear about the efforts he has already made to improve and protect Stony Point.

Jan said that we are not rezoning for him. It is a good proposal, but the site doesn't lend itself to that. Once it is zoned commercial, we lose all control over this piece of property.

Dave Chura agreed with Jan, saying that we are considering a change to the zone – we are not considering what kind of business might go there, but what could go there if the change was made.

Jan asked Sue if a Planned Unit Development, which seems to be the kind of zoning device that fits the characteristics of what he wants to accomplish, was something to consider or if it was something that fit what he wanted to do.

Sue said that as it stands, it could not occur in SMU-6 as it is currently zoned. It could occur if it were zoned commercial 8B under a CUP.

Barb said that in order to do retail, the property would have to be zoned commercial in any case.

Dave Chura said that we already have areas that are designated commercial in that area –

-- SCO-8A and SCO-8B. These areas are fairly close to Stony Point and would be appropriate areas for this kind of business.

The motion was read aloud:

Jan moved to recommend to the Board that they deny the request for rezoning based on the fact that 1) there is no clear public need for the rezoning, 2) the area is demonstrably overused, 3) the area is residential, 4) the zoning would be spot rezoning for an individual, and 5) it doesn't conform to the vision of the CLUP.

The motion passed 5 to 1. Dave Chura, Jan Green, Bill Lannon, Barb Crow and Brigid Pajunen voted aye and Mike Kahl voted nay.

A brief break was taken while the decision was written and signed.

The meeting reconvened and Dave Chura read the decision out loud (see attached).

The Commission voted unanimously to accept the decision and the public hearing was closed.

Chair Report

Dave Chura wanted to see where we were on some of the items from the 2010 work plan. Jan was supposed to look into developing conditions for short-term rentals. Had she gotten anywhere and was this still a priority for the Commission? They did still think it was a priority and Jan and Barb were going to look at it further.

Dave Mount wanted clarification on what the Commission anticipated the Township's rental policy would allow if the Board adopted the Commission's original recommendation that short-term rentals be discontinued. Exactly what rental practices would be allowed under the remaining Ordinance language? Could someone rent their property for one weekend no more often than once per month? The language could be interpreted that a rental that occurs for a short time with a low frequency would be allowed. He said that the Board was not making a lot of progress on the STR issue. They are uncomfortable with limiting people's options. If they followed the Commission's recommendation, the Township would be in the position of policing whether the property is rented for the full 30 days or less.

Jan said that the crux of the problem is non-local ownership. We have to have someone who is responsible for the rental use and renters' activity. People will work around whatever you put down on paper if they are determined enough. Having people in and out in a residential area where no one knows them and no one is responsible for their behavior is the problem. The goal is to define the activity such that you would not be in the position of having to police it all the time.

In addition to defining STRs more clearly, Dave Chura said that the Commission also needs to look at interim use permits, a Conditional Use review process, language for undue hardship, and wind energy. He suggested that we put together committees and set timelines for these at the next meeting. Sue said that she had talked with a supervisor from Lakewood Township who was going to a MAT-sponsored workshop on interim use permits and she would let us know what he learned at the workshop.

Jan said that her complaint regarding the CUP review process was that there needed to be a better way to bring a review before the Commission. The last one was just a verbal request.

Dave Mount had sent around some information on undue hardship from the State Statutes. Dave Chura read from Dave's email: "Given legal issues surrounding the practical difficulty standard, I believe the Commission indicated support for revising the variance language in the Ordinance to match the Township authority's undue hardship only rather than the county language as it currently does." Dave Mount said that he was responding in that email to the intent expressed by the Commission in a previous meeting that the Town should align the Ordinance with the statute for townships, which would be undue hardship only. This part of the Ordinance was taken from the County statute and the County has both undue hardship and practical difficulty. In our current lawsuit, our attorney made the argument that the Town did not have to consider practical difficulty standard because even though it is in our Ordinance, we weren't legally authorized to use that standard. The judge said that townships have flexibility and since we included it, it should be considered. The Commission needs to decide whether to keep the Ordinance the way it is regarding practical difficulty, or to recommend that it be removed from the Ordinance.

The update on wind energy was set for the May meeting when Yvonne would be available.

John Kessler said he really liked the model Sue sent around on wind energy. But it will take a lot of fine engineering before it would be ready for incorporation into the Ordinance. It will not be a one night deal.

Barb said that when their group discussed wind energy language for the Ordinance, they were just looking at small-scale home energy generation. The model Sue distributed is more encompassing.

On the subject of green alternatives, John Bowen said that some property owners near Lakeview Castle were considering green roofs, thinking that they may get consideration or credits on lot coverage.

Planning Director Report

Sue said that the Bieraugel variance, which the Commission has been remanded to rehear is likely to be in May. If they get their documents to us in time, we will have the hearing in May.

Dave Mount said that the attorney who has been handling the litigation, feels that there may be a potential conflict with her advising the Commission for the rehearing. She clearly feels that the Town ought to have legal representation for the hearing. Another attorney from the same firm was recommended. He doesn't know what that might cost of if it will be covered by the Township's insurance. He has asked the Township's insurance agent about it. He will try to get more information on the whole thing.

Sue said that she sent a transmittal letter to Russ Krook at Seeds of Hope Ranch with the results of his CUP review from last month. In the meantime, neighbors have filed complaints with the MPCA regarding the manure situation. She suggested some people Russ could consult with regarding acceptable manure management practices.

Permits applications are picking up.

Jan asked what the status was on Odyssey. She said that there are signs on the property advertising lots for sale. To her knowledge, the Congdon land transfer had not taken place. Sue said that they are not yet through with the final approval on the plat. They will not be able to finish the plat until they own the property. Sue said that she would ask Greg about it next time she talks to him.

Dave Chura pointed out that the Commission's budget information is in the packets and Commission members should keep an eye on it.

Old Business

Sue said that a proposal came up at the Sewer Board meeting for an apartment complex on the Lannons' property next to Cape Superior Inn.

Bill said that his family owns the lot to the west of Cape Superior Inn. They are looking at putting in apartments for 55 and older senior housing. After Odyssey's presentation, Bill said they approached Odyssey to see if they are interested in working together on the senior apartments. They were not interested, so Bill said that they are moving ahead on it on their own.

John Bowen said that they asked the Sewer Board if some of the connection fees could be reduced. He said that connection fees would be a minimum of \$16,000 per unit if they went by the book. And they still have to pay \$900 or so per unit to WLSSD. If they had a central laundry and washing machines were taken out of each unit, they could cut back on EDUs. The Sewer Board will look at their plans and try to work with them. There is a difference between 18 houses and 18 units.

Sue said that the levy for the schools, District 381, will be by mail. It is important that everyone understand how the ballot works and vote on all three questions.

The meeting adjourned at 9:25.