



# Planning Commission

## Regular Meeting

~ Minutes ~

1408 Lake Street South  
Forest Lake, MN 55025  
[www.ci.forest-lake.mn.us](http://www.ci.forest-lake.mn.us)

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Wednesday, March 25, 2026

6:00 PM

City Center - Council Chamber

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[City of Forest Lake - Livestream and Recorded Meetings](#)

### 1. Call to Order

The Meeting was called to order at 6:00 p.m.

### 2. Roll Call

Attendee Name	Title	Status	Arrived
Paul Girard	Commission Chair	Present	
Susan Young	Planning Commissioner	Present	
Andy Aplikowski	Planning Commissioner	Present	
Don Stehler	Planning Commissioner	Present	
Corey Goodwin	Planning Commissioner	Present	
Jesse Wagner	Planning Commissioner	Present	
Tim Stender	Vice Chair	Absent	

### 3. Pledge of Allegiance

### 4. Approve the Agenda

No comments on the Agenda.

**Motion:** Commissioner Aplikowski made a Motion to Approve the Agenda as presented.  
Motion seconded by Commissioner Stehler. Motion carried 6-0.

### 5. Open Forum – Citizen Petitions, Requests, and Concerns

*The Open Forum is available for residents to express personal opinions for any item of business.  
Please limit your comments to three (3) minutes.*

None.

### 6. Consent Agenda Considerations (Action Items)\*

#### a. Approve Planning Commission Meeting Minutes from March 11, 2026

No comments on the Consent Agenda.

**Motion:** Commissioner Stehler made a Motion to Approve Consent Agenda Item 6.a.  
Motion seconded by Commissioner Wagner. Motion carried 6-0.

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## 7. Regular Agenda (Action Items)

### a. Timm's Marina, 9080 Jewel Lane

#### i. Public Hearing

##### 1. Variance (decision)

##### 2. Conditional Use Permit (decision)

City Planner Birchland reviewed the amendment to a conditional use permit to add two docks at 9080 Jewel Lane and the request to allow for additional parking. He summarized the project context and noted that Timm's Marina was an existing legally non-conforming use. He reviewed the existing and proposed site layout. He explained the staff analysis for the conditional use permit and the variance. He noted that the staff found the request did not meet the practical difficulty standard for the required parking and stormwater management. He commented that the staff recommended a motion to deny the request for a conditional use permit for the two additional docks, but identified an alternative option of approving one dock with 36 slips and a reduced variance for 83 parking spaces, subject to conditions.

Commissioner Young asked what the previous conditional use permits were for. City Planner Birchland answered that previous conditional use permits allowed for increased camping spots, parking on the east side of the property, an indoor swimming pool, two decks for houses on the property, and a sewer extension.

Commissioner Aplikowski asked where the 87 parking spaces came from. City Planner Birchland answered that they would have 36 slips and an additional 87 parking spaces.

Commissioner Wagner asked if the parking spaces would be crushed gravel or paved. City Planner Birchland answered that they would be grass parking spaces and crushed gravel parking spaces.

Commissioner Young asked how the applicant would enforce the no-wake zone and no parking on public streets. City Planner Birchland answered that there were current signs on the public streets. The signs could be improved.

Joe Maslow, 9080 Jewel Lane, discussed the benefits of the additional lake slips. He reviewed the financial contributions to the Lake Association. He noted that they were only allowing pontoons on the new docks to minimize the impact on the lake and the new neighbors. He commented that there was a law to have no wake 150 feet near the shoreline. He said if a seasonal customer did not honor the no-wake law, they could address it with the customer. He stated that they had numerous on-site parking spaces and the staff was on-site daily and could assist with the parking instructions.



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Commissioner Wagner asked if they allowed jet skis. Mr. Maslow answered that they did not give an opportunity for the general public to rent a jet ski or a wake-boat, but the RV users were able to have a few jet skis.

Commissioner Young discussed concerns with the lake since it was shallow. She expressed concerns with muddy parking and additional damage or siltation into the lake because of the high water table. She asked why they did not try to mitigate the potential issues with the number and stability of the parking. Mr. Maslow answered that the parking previously was used for fishing tournaments and rentals. He expected that most of the parking would be to the west of the ramp, since that is where the docks are located. He stated that they would seed the property where the RV spaces are being converted. He said the lake area has a natural lip, so they did not notice water running into the lake during heavy rain events. He commented that the watershed would request stormwater ponds if they changed the parking spot materials, but there was not enough depth for the stormwater ponds.

Commissioner Young asked if the short-term offerings were fewer or more than the current offerings. Mr. Maslow answered that they paused the short-term rentals in 2005. They also paused the fishing tournaments.

Commissioner Young stated that if they had rentals, it was often two cars per use. She asked if there would be more than one car per slip boat on busy weekends. Mr. Maslow answered that all sixteen of the rental boats would be used on a busy day, but only 20 percent of the slip boats are out at any given time, even during the 4th of July. He commented that when they completed their survey on the 4th of July.

Public Hearing was opened at 6:32 p.m.

Kenneth Wood, 2009 W. Broadway Avenue, noted that he was the president of the lake association. He reviewed the results of the survey and said that most respondents expressed concerns about the expansion. He said they supported the proposed alternative recommendation, which meaningfully addressed the concerns of the lake association members. He discussed that boats that would remain in the water for the full season would not significantly contribute to the aquatic invasive species. He voiced appreciation for Timm's Marina's contribution to share responsibility for the lake health and the aquatic invasive species. He said that the Forest Lake Lake Association was exploring options for a boat density study to help inform future planning and decision-making.

Barbara Mahr, 1514 4th Avenue Northeast, said the other marinas on other lakes were different because they likely did not have similar parking materials and were not located in a single-family zone. She said that there were permeable options for parking to help stop the erosion. She said that the conditional use was granted 52 years ago and would no longer be allowed at this point.



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Doug McNurlin, 21551 Inwood Avenue North, stated that he could appreciate that Timm's Marina wanted to expand the business. He thought that the proposal to halve the number was interesting, but he still had concerns that the lake would get more overcrowded since there were no no-wake zones between the channels. He said that there were several businesses that had extended dock slips, so he asked what would prevent other businesses from asking for more slips that would increase the density.

Bjorn Larsen, Resident on 3rd Lake, stated that they had a lot of congestion on the lake, which increased sediment and more algae in the water. He stated that the increased congestion created more work for the lakeshore owners. He said that Timm's Marina would represent twelve percent of the boat traffic on the lake but would not have increased property taxes. He stated that the lake was overcongested. He said that the burden to take care of the lake was placed on the property owners. He discussed the importance of healthy reed beds near the shore and healthy plantings on the shoreline to help filter the water coming from the run-off. He asked about the purpose of limiting the boats to pontoons with four-stroke engines, but he would recommend putting a limit on the horsepower to be 50 or less. He stated that the Lake Association did not send out another survey with the newly proposed conditions, so he asked how the Lake Association president could voice support for the alternative option.

Ben Stevens, 9670 210th Street Court North, discussed the increased safety concerns on the lake and the number of near-miss accidents because of the boat traffic. He said that the boat users were not necessarily boat owners at Timm's Marina, which impacted safety. He thought that posting no-wake signs were well-intentioned, but no one can control the behavior of others when they leave a no-wake zone. This would contribute to erosion and safety concerns. He asked how many other businesses on the lake were in a grandfather situation, which would be helpful prior to discussing the precedent of additional slips. He commented that Timm's Marina wanted to increase their profit regardless of how the project was presented.

Steve Schmaltz, 22736 Hayward Avenue, expressed concerns that there were no conversations about the water quality in the variance. He read Ordinance 158309 about maximum screening from the view of public waters for parking locations. He noted that the boats were visible in the public waters. The ordinance required tree plantings to break the view from the cars. He said that the watershed district rules were not kicked into action because there was no digging. He asked that Timm's Marina work informally with the watershed to look for grant dollars to reduce the load of phosphorus coming into the lake. He discussed the permit submitted by Timm's Marina to dredge the bay and remove sediment, which he claimed was an indication of a sediment problem, and that shorelines needed to be stabilized.



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Kevin Kwiakovoski, 7765 North Shore Circle North, stated that the pontoons like to cruise along the lake and get close to docks, which he claimed contributes the most to churning up the weeds. He discussed concerns with parking on Highway 97 and whether that would create an intersection that would need to have a stop sign or a stoplight on the highway because of the increased traffic.

Assistant City Development Director Gilmore noted that three public comments were written in.

Barb Stoleberg, 22008 Jason Avenue North, requested additional density studies before this was improved. She discussed the benefits of planting additional trees along the property, since the views of boats are not attractive. She asked if Timm's Marina had bathroom and garbage facilities for slip users, since there would be additional garbage with more boats.

Public Hearing was closed at 7:02 p.m.

Community Development Director Wittman stated that the Pizza Pub docks were considered a marina as well and were a legal non-confirming DNR permitted marina in the single-family zone. She said that the Your Boat Club was permitted as a marina, but was in a district that permitted marinas.

Chair Girard said the other docks under homeowners' associations were locked in for growth, which was shown in earlier records.

Commissioner Stehler asked if any part of the motion was not approved, the applicant could appeal the decision to the City Council. Chair Girard answered that any party could appeal the decision to the City Council.

Community Development Director Wittman said if there was an appeal, there would be another public hearing at the City Council.

Commissioner Aplikowski asked if the slips were sold for Timm's Marina for 2026, since he had major concerns about the parking. There was no overflow parking, so he was concerned about the expansion.

Commissioner Young discussed her purpose to recommend denial of the variance, since there was no practical difficulty. She did not see any attempt to be more compliant or decrease the non-compliance. She thought that the property already had a great marina and had reasonable use under the current conditions.

Chair Girard noted that he would be voting no on the motion, since he would meet the current parking requirements for other marinas at nearby lakes. He said he lived on the north side of the



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second lake and did not understand how this would create a problem when there are three uncontrolled boat launches and private homeowners with multiple boats at the end of their docks. Commissioner Young said that when she reviewed the findings of fact, she did not see a reason to grant the variance.

Commissioner Stehler said that variance requests were related to hardships, which he did not see.

**Motion:** Commissioner Young made a Motion to recommend denial of the variance for 83 parking spaces at 9080 Jewel Lane

Motion seconded by Commissioner Aplikowski. Motion carried 5-1 (Girard voted against).

**Motion:** Commissioner Young made a Motion to recommend denial of the conditional use permit for one additional dock (36 slips), for a total of 132 slips, and to approve a variance for 83 parking spaces at 9080 Jewel Lane, subject to the findings outlined in the staff report and the listed conditions.

Motion seconded by Commissioner Stehler. Motion carried 5-1 (Girard voted against).

Chair Girard noted that the application had been denied, and they would wait to see if Timm's Marina wanted to appeal the decision.

Assistant Community Development Director Gilmore noted that if the applicant wishes to appeal the decision, it was within seven days and with written notice. They would have another public hearing at a City Council meeting.

## 8. Discussion

None.

## 9. Updates

Community Development Director Wittman informed the members that the City Council approved the Forest Road North Garage Condos final Planned Unit Development Plat and deferred assessment agreement, so there should be construction on the project this year. She discussed the appeal of the system statement with the Metropolitan Council and noted that the City Attorney and City staff would meet with the Metropolitan Council for additional discussions. She said that they had 330 properties being platted, so there would be a lot of new construction this year and next year.

Commissioner Young asked about the process discussed in the Metropolitan Council. Community Development Director Wittman discussed the land use advisory committee, which makes recommendations to the Metropolitan Council on land use standards. They were briefed on the system statement appeal process. She said that the meeting was intended to give an opportunity for



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LUAC to ask questions to a legal counsel. She said that this was the first time anyone had appealed to the land use advisory committee in twenty years.

Commissioner Young asked if the Metropolitan Council was giving certain designations and what Forest Lake was asking for instead. Community Development Director Wittman answered that Forest Lake was a split designation. The sewer was classified as an emerging suburban community, which required the development of three units per acre. The area-wide for the suburban edge was proposed to be 3.5 units per acre. She commented that the Metropolitan Council can appeal its classification, and the City of Forest Lake would like the Metropolitan Council to memorialize the exemptions of what they allow them to take out of the gross developable land area. She discussed concerns with considering stormwater ponds as developable land area. The Metropolitan Council now allows them to net out stormwater ponds, but not local roadways. She said that each development decade, Forest Lake was forecasted to have a set number of households. She said that the City Council did not support the forecasted number of households, because they would run the risk of more expensive development. She discussed the affordable housing amount set by the Metropolitan Council and noted the concerns with the number, according to the City Council.

Commissioner Young said that they could not have the number of housing units at 30 percent of the average median income. Community Development Director Wittman clarified that the affordable housing units were measured in bands of affordability.

Commissioner Young said that she called around to inquire about the apartment costs in Forest Lake and said that they were not at 60 percent AMI, other than the older apartments. Community Development Director Wittman answered that there were some new apartments within that threshold, but most of the units within that threshold are aged.

Councilmember Larson thanked the community for attending the Planning Commission meeting. He thanked them for their work on the Forest Road North Garage Condos. He said they were continuing to work on the Public Works facility.

Commissioner Young asked about the City's sales tax. Councilmember Larson answered that this was still being considered, but there were still steps to take in the process.

Assistant Community Development Director Gilmore discussed future public hearings for April.

## 10. Adjourn

**Motion:** Commissioner Aplikowski made a Motion to Adjourn the meeting at 7:36 p.m.

Motion seconded by Commissioner Wagner. Motion carried 6-0.