



Planning Commission

Regular Meeting

~ Minutes ~

1408 Lake Street South
Forest Lake, MN 55025
www.ci.forest-lake.mn.us

Wednesday, February 11, 2026

6:00 PM

City Center - Council Chamber

[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	Absent	
Don Stehler	Planning Commissioner	Present	
Corey Goodwin	Planning Commissioner	Present	
Jesse Wagner	Planning Commissioner	Present	
Tim Stender	Commission Vice-Chair	Present	

3. Oath of Office – Corey Goodwin

Chair Girard administered the oath of office for Corey Goodwin.

4. Election of Officers

Motion: Commissioner Young made a Motion to Nominate Paul Girard as the Commission Chair. Motion seconded by Commissioner Stehler. Motion carried 6-0.

Motion: Chair Girard made a Motion to Nominate Tim Stender as the Commission Vice-Chair. Motion seconded by Commissioner Wagner. Motion carried 6-0.

5. Pledge of Allegiance

6. Approve the Agenda

No comments on the Agenda.

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

7. 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.



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None.

8. Consent Agenda Considerations (Action Items)*

a. Approve Planning Commission Meeting Minutes from January 28, 2026

No comments on the Consent Agenda.

Motion: Commissioner Wagner made a Motion to Approve Consent Agenda Item 5.a. Motion seconded by Commissioner Stender. Motion carried 5-0-1 (Goodwin abstained)

9. Regular Agenda (Action Items)

a. None

10. Discussion

a. Subdivision Ordinance Amendment – Infrastructure Phasing and Premature Subdivision Language

Community Development Director Wittman reviewed the proposed amendments to the Subdivision Ordinance, including those addressing Infrastructure Phasing and Premature Subdivision Language.

Commissioner Wagner asked if there was a farm on both sides of the road, and if the farm on the right would develop, the developing property would pay for the road improvements. Community Development Director Wittman answered that the City could assess cost on the other side of the road as well, but they could require that the developing property be required to build. She stated that they would allow for flexibility without requiring it.

Commissioner Young expressed challenges with the subdivision ordinance amendment because of previous occurrences. She stated that there would be more environmental damage over time if half of the road were built first. She asked why they needed to allow the phasing, rather than making developers accountable for the impact they would have.

Community Development Director Wittman discussed that the developments this summer did not need this amendment because they were not on collector roads. She stated that major collector roads were community roads, so they were asking developers to build infrastructure for the community. She clarified that the premature subdivision language already exists in the code, but they were moving it to a different section of the code. She stated that the infrastructure phasing would be a new tool that the City could use. She said the code indicated that a development shall be denied by the City Council if it is deemed premature and clarified the standards.



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Commissioner Young stated that some of the major collectors were listed in the Comprehensive Plan. She asked why other collectors were not listed. Community Development Director Wittman answered that they were setting the roads in the urban service area.

Commissioner Young expressed concerns about building something twice, or when a developer thinks the existing two-lane is sufficient. She expressed concerns about the financial implications for the City. She asked how the City would pursue the full build-out. Community Development Director Wittman discussed multiple scenarios, including a tipping capacity of the life span of the road.

Commissioner Young discussed the problems of assessment, since it would be adjacent properties.

Community Development Director Wittman said the City would look at each segment to consider the best option in the long run. She stated that the current policy places the burden on the initial developer.

Commissioner Stehler discussed difficulties with the policy because of the need for curbs and gutters, which would require a developer to tear up a portion of the road.

Commissioner Young said it would be better to require any collector road with development. She stated that cities do not consider infrastructure on a long-term basis.

Commissioner Stehler discussed the difficulties of requiring construction for future use. He suggested looking at the costs to transition from two lanes to four lanes to fairly split the costs.

Community Development Director Wittman said that the road would be built to the design specifications for a road basin. She reviewed the comments from the Economic Development Authority.

b. BOOST Initiative – Proposed Chapter 150

Assistant Community Development Director Gilmore introduced a draft Chapter 150 about Land Use and Development Administration. He reviewed the universal administrative framework for Chapter 150. He discussed what Chapter 150 would do and what it would not do.

Commissioner Young thought Chapter 150 and asked if they would have specific references. Assistant Community Development Director Gilmore answered that they would include references to make the code more navigable.

Assistant Community Development Director Gilmore stated he would hope to bring the language of the ordinance to a future meeting and then hold a Public Hearing at the following meeting. He stated that they defined phrases suggested at the last meeting, and the definitions were at the very end of Chapter 150. He discussed that the BOOST Initiative wanted to consider the cadence of authority and the processes.



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Commissioner Young asked if large signs were being used to advertise public meetings. Community Development Director Wittman said it was a requirement in the code for the developer to put up the signs, but they would need to review this requirement.

Commissioner Young discussed the difficulties with the development at Chestnut Creek. Community Development Director Wittman stated that other cities provide notification of subsequent actions in a phased development. She said that they could also require meetings during the subdivision platting process, as there are benefits to engaging the neighborhood early in the process. She stated they would be talking about the policy process with the City Council.

Commissioner Young discussed the need to consider how to engage neighborhoods without a neighborhood association.

Assistant Community Development Director Gilmore suggested considering alternative communication methods to connect with residents in a development as appropriate.

Chair Girard expressed the benefits of the signs to communicate with residents who do not use social media.

Commissioner Young stated that there should be a significant sign for residents to be able to read.

Assistant Community Development Director Gilmore asked for additional comments from the Planning Commission via email so they can incorporate the suggestions.

11. Updates

Community Development Director Wittman reviewed the transportation opportunities from TransitLink in Forest Lake. She discussed changes to the circulator program on Wednesday. She reviewed the low-interest program through the Washington County Development Authority. She stated that she could send the Planning Commission the Area Median Income. She said that there are dial-or-ride services that could bring residents anywhere in the metro area or locally on Tuesdays and Thursdays.

Assistant Community Development Director Gilmore said that the public comment period closed for Timm's Marina. He invited others to participate in the Rotary Polar Plunge.

Chair Girard noted that there would be training for Commissioner Goodwin.

12. Adjourn

Motion: Commissioner Stender made a Motion to Adjourn the meeting at 7:29 p.m.
Motion seconded by Commissioner Wagner. Motion carried 6-0.