

**CITY OF LAKE FOREST PARK**  
**CITY COUNCIL STUDY SESSION MEETING MINUTES**  
**October 13, 2005**

**Councilmembers present:** Dwight Thompson, Mayor *pro tempore*; Alan Kiest, Carolyn Armanini, Mary Jane Goss, Nate Herzog, Roger Olstad, Ed Sterner

**Staff present:** David R. Hutchinson, Mayor; Karen Haines, City Administrator; Sarah Phillips, Community and Government Affairs Program Manager; Steve Bennett, Planning and Building Director; Susan Stine, City Clerk

**Others present:** 20 visitors

**CALL TO ORDER**

Mayor David Hutchinson called the council study session meeting to order at 6:08 p.m.

**ADOPTION OF AGENDA**

There being no objection, the agenda was adopted as proposed.

**AGENDA ITEMS/DISCUSSION**

**Town Center Design Guidelines—Report from Task Force and Mithun/Heartland—Phase II Town Center Study**

Hutchinson welcomed Town Center design guidelines task force members and chair Lloyd Skinner, Economic Development Commissioners, and consultants Bryon Ziegler of Mithun and Matt Anderson of Heartland. He noted that City Councilmembers Goss, Olstad and Sterner are members of the design guidelines task force.

Ziegler and Anderson discussed the background, general site conditions and redevelopment guidelines for the Town Center as proposed by the task force. The steps for implementation and the objectives of the framework design guideline plan were noted, and the intent to provide sufficient flexibility to encourage redevelopment was discussed.

Existing site conditions and lease obligations were reviewed, and the vision for the Town Center and the guideline objectives were identified and illustrated. The consultants concluded with information regarding a concept for implementation.

1 In response to questions from Cmbr. Kiest, Ziegler said that the process encourages  
2 creativity on the part of the developer. He noted that a developer agreement would spell  
3 out specifics when the city is comfortable with a redevelopment proposal.

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5 Kiest expressed concern regarding the potential for a shadow effect on neighboring  
6 properties as a result of future redevelopment. Ziegler said that amelioration of potential  
7 impacts can be negotiated with the developer in the developer agreement process, and a  
8 three-dimensional model can be required as part of a proposal. Task Force chair Skinner  
9 noted that any building might cast a shadow at sunrise or sunset.

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11 In response to questions from Cmbr. Herzog, Anderson said while there is no full  
12 economic modeling of the site, the framework design guidelines provide lots of  
13 incentives for potential developers to consider. He recommended that the city attorney  
14 should be consulted regarding potential cost recovery on the part of the city if a sale of  
15 the site fell through.

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18 **ADJOURNMENT**

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20 There being no objection, the council study session was adjourned at 7 p.m.

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24 Susan Stine, City Clerk

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28 David R. Hutchinson, Mayor  
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