

TO: Planning Commission Members
Honorable Mayor and City Council Members
FROM: Shawn Wetterlin, Building/ Zoning Official
DATE: March 15, 2017
RE: Meeting Minutes,
Tuesday, March 7, 2017

The Planning Commission met at 5:30 p.m., on Tuesday, March 7, 2017 in the City Council Chambers at City Hall. The Following members were present: Donald Smith, Jerry Steffes, Dave Hanifl and Linda Larson. Building/ Zoning Official, Shawn Wetterlin and City Council Member Brian Krenz were also in attendance. Richard Wieser, Patti Dockendorff and Mani Edpuganti were not in attendance.

1. The meeting was called to order by Chairman, Smith. The meeting minutes of February 7, 2017 were approved as distributed by consensus of all present Planning Commission members.
2. The Planning Commission of the City Zoning Authority held a public hearing at the La Crescent City Hall, 315 Main Street, in said City on Tuesday, March 7th at 5:35 o'clock P.M. to consider the zoning of the recently annexed parcels into the City of La Crescent, as R-1A – Low Density Residential.

The Public Hearing opened with the follow persons speaking.

- a. Curt Murray, 574 Hickory Lane would like his property to be zoned R1-A Low Density Residential along with the Race Track area property.
- b. Mark Miller, 749 North 4th St was zoned commercial when he was in the Township and would like remain zoned commercial. The 2nd floor is currently rented out for living space and the lower area is rented out to an individual that does some wood working, with no sales or customer's coming to the address.
- c. Brian Ernst, 153 Cornforth road would like to know when City service will be available and how that effect his neighbor's. It was recommended by the Commission the he contact the City Administrator for his answers.

Public Hearing was then closed as no member of the public wished to be heard on the matter.

The Commission explained to Mark Miller that a Home Occupation may require a Conditional Use Permit. Zoning this property commercial would be considered spot zoning, and more than likely will not be allowed, since it's surrounded by residential properties.

There was discussion of leaving the Cornforth property (Race Track) zoned Agriculture in case the need for possible mining of soils.

It was requested to find out what the La Crescent Township zoned the 2016 annexed properties.

Motion by Steffes, seconded by Larson to table the zoning of the 2016 annexed parcel to the next Planning Commission meeting on April 4th.

Upon a roll call vote, all members present voted in favor of the motion as proposed.

Jerry Steffes would like to see individual maps of each property. Smith called into question leaving the Cornforth property as Agriculture, because of possibility of mining soils. Mining soils cannot be done in residential areas and must have a credited plan for development.

3. The Planning Commission of the City Zoning Authority held a Public Hearing at the La Crescent City Hall, 315 Main Street, in said City on Tuesday, March 7th, 2017 at 5:50 o'clock P.M. to consider the application for a variance to allow for the construction of a new residential structure with the front setback of 19'- 10" when the zoning ordinance calls for a 25' front setback from the property line in R-1 zoned district, (12.14, Subd. 5.) The variance request concerns certain premises situate in said City described as follows, to wit: Lot 8, Block 3, Apple Blossum Acres 2 Addition, better known as 1416 Jonathan Lane, parcel number 330020140.

The Public Hearing opened with the property owner reviewing his proposed site and house plans.

The Public Hearing was then closed as no member of the public wished to be heard on the matter.

Motion by Hanifl, Seconded by Larson to approve the Variance request.

In recommending that the motion be approved, the Planning Commission referenced the following findings of fact:

- a. The lot is irregular shaped and is the entrance to a cul-de-sac.
- b. The request will not alter the essential character of the locality because of its a single family home neighborhood.
- c. There were no concerns noted from neighbors.
- d. This is a reasonable request for a lot that is shorter than wider on one side, and the property would be in harmony with the purposes and intent of the ordinance.
- e. It is consistent with the Comprehensive Plan because it favors single family home development.
- f. It's not result of action by home owner because of the lot size.
- g. The home owner proposes to use the property in a reasonable manner permitted by the ordinance.
- h. To move the house back further would require a variance for a rear yard setback.

Upon a roll call vote, all members present voted in favor of the motion as proposed.

4. Don Smith gave an update on the Downtown Planning process. The next Planning Commission meeting will April 4th at the Community Building. First on the agenda, will be a working session with the Economic Development Committee for the Downtown Planning, there will be revised boards present at the meeting.

Jerry Steffes would like to look further into the access to the possible development sites.

5. The Planning Commission of the City Zoning Authority held a continuation of a public meeting at the La Crescent City Hall, 315 Main Street, in said City on Tuesday, February 7th, 2017 to consider the application for a variance to allow for the construction of a fence to be built 5 feet 3 inches high when the Zoning Ordinance, section 12.10, subd . 8, (page 33) states front yard fences may be solid or open and shall not exceed four (4) feet in height. The variance request concerns certain premises situate in said City described as follows; parcel # 25.1818.000 better known as 730 Shore Acres Road.

Building/ Zoning Official, Shawn Wetterlin gave an update that home owner has now complied with the zoning ordinance and does not require a Variance. The Planning Commission recommended that the City refund the Variance application fee to the applicant since there was no action taken. All present members agreed that the City should return the \$ 85.00 fee.

6. Don Smith gave an update on the Shoreland Ordinance update process. Smith, Hanifl and Wetterlin attended Shoreland and Floodplain training in Rochester. With a better understanding of the new DNR Shoreland and Floodplain model ordinances, it would be best to update the Floodplain Ordinance at the same time as the City updates the Shoreland Ordinance. We will explore costs and funding options to complete the Floodplain ordinance at the same time as the Shoreland Ordinance.
7. Motion by Hanifl, seconded by Steffes to call for a Special Informational Planning Commission meeting on April 18th. City Engineer, Tim Hurska will present the Bike trail, and Shore Acres road report. Major elements of the Shoreland update will also be reviewed. All members present voted in favor of the motion as proposed.
8. Linda Larson gave an update on the Bike Pedestrian committee, they will be meeting on March 20th at 5:30 held at the Community Building. Appointed to the committee: Cherryl Jostad, Jason Ludwigson, Mike Cunningham, Joe Francois, Mani Edpuganti and Linda Larson. We could possibly be awarded a grant from the LAPC for \$ 26,000.00 with a 20% match.

9. It was discussed that Planning Commission members should review the Comprehensive Plan to develop the 2017 work plan for the next Planning Commission meeting.
10. The Planning Commission reviewed preliminary plans for the reconstruction of south 3rd Street between Elm and Maple streets.
11. Don Smith answered questions from the previous Planning Commission meeting about what a housing development impact has on school enrollment. Don will update the sheet for the next meeting the need for housing with families that have students.
12. Linda Larson and an implementation team applied for planning assistance grant more walkable and bike able routes for our community.

Meeting Adjourned at 7:30 p.m.

Respectfully, Shawn Wetterlin