

TO: Planning Commission Members
Honorable Mayor and City Council Members
FROM: Shawn Wetterlin, Building/ Zoning Official
DATE: May 4, 2016
RE: Meeting Minutes,
Tuesday, May 3, 2016

The Planning Commission met at 5:15 p.m., on Tuesday, May 3, 2016 in the City Council Chambers at City Hall. The following members were present: Donald Smith, Dave Hanifl, Linda Larson, Patty Dockendorff, Mani Edpuganti, Richard Wieser and Jerry Steffes. City Administrator, Bill Waller and Shawn Wetterlin were also in attendance. Ex-officio member Brian Krenz was not present.

1. The meeting was called to order by Chairman, Smith. The meeting minutes of April 5th and 6th were approved as distributed by a consensus of all Planning Commission Members.
2. The Planning Commission of the City Zoning Authority held a public meeting at the La Crescent City Hall, 315 Main Street, in said City on Tuesday, May 3rd at 5:20 o'clock P.M. to consider the following Variance request, for the proposed Springbrook Village project, 1384 County Road 25. Motion to open the public meeting by Jerry Steffes and seconded by Richard Wieser.

Colin Kloss with MBA Architects reviewed the proposed Springbrook Village project and each Variance request list below.

The Public Hearing was then closed as no member of the public wished to be heard, with a motion by Linda Larson and seconded by David Hanifl, to close the public meeting, all Planning Commission members voted in favor.

3. Each of the variances requested by Springbrook was reviewed in turn.

Variance 1: Allow for the accessory buildings to be in front of the principle structure, when the Zoning Ordinance requires that all accessory buildings including garages shall meet the same front yard setback requirements as the principal building.

Motion by Dave Hanifl, seconded by Richard Wieser to approve the Variance request.

Upon roll a call vote, all members present voted in favor of the motion as proposed. In recommending that the motion be approved, the Planning Commission referenced the following findings of fact:

- a. When, and if, the future, 8 additional independent living units are added the garage carriage house units will no longer be 'infront of' or closer to County Highway 25 than the residential structure. The variance will allow 20 garage spaces as required for 8

additional units to be constructed with the first phase and will enhance the visual appearance.

- b. The granting of the variance is in harmony with the general purposes and intent of the ordinance and consistent with the comprehensive plan.
- c. The granting of the variance will allow the owner to use the property in a reasonable manner permitted by the zoning ordinance.
- d. The granting of the variance will not adversely impact health, safety, comfort or general welfare of the immediately adjoining properties or the public.
- e. The granting of the variance is consistent with goals of the City of La Crescent.
- f. The proposed use is a conditional use in the R-3 zoning district. The variance requested is not a use variance.
- g. The granting of the variance is the minimum variance needed to accomplish the development.
- h. The granting of the variance would not alter locality. The area is developed as residential with multi-residential immediately adjoining the subject property. The R-3 zoning district contemplates higher density development.
- i. The granting of the variance will not have an adverse impact on public streets or other public services.

Variance 4, 5 and 6, Garages.

Motion by Richard Wieser, seconded by Dave Hanifl to approve Variances 4, 5 & 6 with the finding of fact as recorded below. Upon a roll call vote, all Planning Commission members present voted in favor of the motions as proposed.

Variance 4: The construction of five 1,040 square feet detached garages, totaling 5,200 square feet, when the Zoning Ordinance requires that all accessory buildings total sum shall not exceed 925 square feet.

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

- a. The request is in harmony with the general purposes and intent of the ordinance and consistent with the comprehensive plan.
- b. The property owner proposes to use the property in a reasonable manner permitted by the zoning ordinance.
- c. The request will not alter the essential character of the locality.
- d. The granting of a variance will not adversely impact health, safety, comfort or general welfare of the immediately adjoining properties or the public.
- e. The granting of a variance is consistent with stated goals of the City of La Crescent.
- f. The proposed use is a conditional use in the R-3 zoning district. The variance requested is not a use variance.
- g. The granting of a variance is the minimum variance needed to accomplish the development.

h. The granting of a variance would not alter locality. The area is developed as residential with multi-residential immediately adjoining the subject property. The R-3 zoning district contemplates higher density development.

i. The granting of a variance will not have an adverse impact on public streets or other public services.

j. R-3 zoning requires a garage for each independent living unit and potential handicap vehicle access and storage may require additional space as there are no separate storage unit.

Variance 5. The construction of five detached garages, when the Zoning Ordinance requires a total of not more than two accessory buildings.

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

a. The request is in harmony with the general purposes and intent of the ordinance and consistent with the comprehensive plan.

b. The property owner proposes to use the property in a reasonable manner permitted by the zoning ordinance.

c. The request will not alter the essential character of the locality.

d. The granting of a variance will not adversely impact health, safety, comfort or general welfare of the immediately adjoining properties or the public.

e. The granting of a variance is consistent with stated goals of the City of La Crescent.

f. The proposed use is a conditional use in the R-3 zoning district. The variance requested is not a use variance.

g. The granting of a variance is the minimum variance needed to accomplish the development.

h. The granting of a variance would not alter locality. The area is developed as residential with multi-residential immediately adjoining the subject property. The R-3 zoning district contemplates higher density development.

i. The granting of a variance will not have an adverse impact on public streets or other public services.

j. R-3 zoning requires a garage for each independent living unit.

Variance 6. Each detached garage bay is estimated at 260 square feet x 4 = 1,040 square feet.

When the Zoning Ordinance requires each dwelling unit shall include at least one garage parking space unless modified by Conditional Use Permit. Conditions for removal required parking spaces may include provision of additional storage space for each unit or issues deemed appropriate by the City Council Garages shall comply with the following minimum size standards: For dwellings without basements: Five hundred forty (540) square feet.

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

- a. The request is in harmony with the general purposes and intent of the ordinance and consistent with the comprehensive plan.
- b. The property owner proposes to use the property in a reasonable manner permitted by the zoning ordinance.
- c. The request will not alter the essential character of the locality.
- d. The granting of a variance will not adversely impact health, safety, comfort or general welfare of the immediately adjoining properties or the public.
- e. The granting of a variance is consistent with stated goals of the City of La Crescent.
- f. The proposed use is a conditional use in the R-3 zoning district. The variance requested is not a use variance.
- g. The granting of a variance is the minimum variance needed to accomplish the development.
- h. The granting of a variance would not alter locality. The area is developed as residential with multi-residential immediately adjoining the subject property. The R-3 zoning district contemplates higher density development.
- i. The granting of a variance will not have an adverse impact on public streets or other public services.
- j. R-3 zoning requires a garage for each independent living unit.

Variations 7 and 8, unit sizes for assisted living and memory care.

Motion by Patti Dockendorff, seconded by Linda Larson to approve Variations 7 and 8. Upon a roll call vote, all members present voted in favor of the motions as proposed.

Variance 7. The living units are proposed to be: Twelve (unit A) Assisted Living units at 675 square feet. Thirteen (unit B) Assisted Living units at 575 square feet. Forty-four (unit A) Memory Care units at 393 square feet, when the Zoning Ordinance states a minimum of five hundred (500) square foot minimum floor area for efficiency apartment units is required. A minimum of eight hundred (800) square feet is required for a one-bedroom unit plus one hundred (100) square feet for each additional bedroom. A minimum floor area of seven

hundred (700) square foot is required for one-bedroom apartment dwelling units in retirement housing developments, plus one hundred (100) square feet for each additional bedroom. Garages, breezeways and porch floor spaces shall not be credited in determining the required floor area of units.

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

- a. The property owner proposes to use the property in a reasonable manner permitted by the zoning ordinance.
- b. The request will not alter the essential character of the locality.
- c. The granting of a variance will not adversely impact health, safety, comfort or general welfare of the immediately adjoining properties or the public.
- d. The granting of a variance is consistent with stated goals of the City of La Crescent.
- e. The proposed use is a conditional use in the R-3 zoning district. The variance requested is not a use variance.
- f. The granting of a variance is the minimum variance needed to accomplish the development.
- g. The granting of a variance would not alter locality. The area is developed as residential with multi-residential immediately adjoining the subject property. The R-3 zoning district contemplates higher density development.
- h. The granting of a variance will not have an adverse impact on public streets or other public services.
- i. The proposed development is designed to have many common areas and larger corridors to accommodate wheelchairs. By providing common areas, not typical in apartment units, there is additional space for the residents of the development.
- j. The use is for residential housing with services, not R-3 apartments and such a variance is reasonable. A variance to the R-3 apartment standard for this use is reasonable. Units are of similar size to comparable area facilities.

Variance 8. The width of the living units is proposed to be: Independent Living twenty two feet (22), Assisted Living twenty two feet (22), Memory Care seventeen feet (17) when the Zoning Ordinance requires the minimum width of a dwelling unit within the R-3 district shall be twenty-five (25) feet.

Current Plan Shows: Independent (22) feet, Assisted living (22) feet, Memory Care (17) feet

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

- a. The property owner proposes to use the property in a reasonable manner permitted by the zoning ordinance.
- b. The request will not alter the essential character of the locality.
- c. The granting of a variance will not adversely impact health, safety, comfort or general welfare of the immediately adjoining properties or the public.
- d. The granting of a variance is consistent with stated goals of the City of La Crescent.
- e. The proposed use is a conditional use in the R-3 zoning district. The variance requested is not a use variance.
- f. The granting of a variance is the minimum variance needed to accomplish the development.
- g. The granting of a variance would not alter locality. The area is developed as residential with multi-residential immediately adjoining the subject property. The R-3 zoning district contemplates higher density development.
- h. The granting of a variance will not have an adverse impact on public streets or other public services.
- i. The residential units in the proposed development are comparable in size to comparable developments in both the City of La Crescent and surrounding areas. The proposed development is designed to have many common areas and larger corridors to accommodate wheelchairs. By providing increase common areas, it will allow sufficient space for the residents of the development.
- j. The use is for residential housing with services, not R-3 apartments and such a variance is reasonable. A variance to the R-3 apartment standard for this use is reasonable. Units are of similar size to comparable area facilities.

Variance 9. The exterior building finish materials are proposed to be: Brick 14%, Board & Batten siding 13%, Shakes 21%, Lap siding 52% when the Zoning Ordinance requires, the exterior building finish shall include a variation in building materials which are to be distributed throughout the building facades and coordinated into the architectural design of the structure to create an architecturally balanced appearance including the following requirements:

A minimum of twenty five percent (25%) of the combined area of all building facades of a structure shall have an exterior finish of brick, stucco and/or natural or artificial stone. This percent shall increase to forty percent (40%) for all two story structures and above and any buildings with four or more units. Except for brick, stucco, and/or natural or artificial stone, no single building facade shall have more than seventy five percent (75%) of one type of exterior finish. For the purpose of this section and material calculations: The area of the building facade shall not include area devoted to windows, entrance doors, garage doors, or roof areas. Variations in texture or style (i.e., lap siding versus shake shingle siding) shall be considered as different materials meeting the requirements of this section. Integral colored split face (rock face) concrete block shall not qualify for meeting the brick, stucco and/or natural or artificial stone material requirements. Color. Each building shall feature a broad array of colors, including earth

tones, muted natural colors found in surrounding landscape or other colors consistent with the adjacent neighborhood.

Motion by Dave Hanifl, seconded by Mani Edpuganti to approve the variance request. Upon a roll call vote, all Planning Commission members present voted in favor of the motions as proposed.

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

- a. The property owner proposes to use the property in a reasonable manner permitted by the zoning ordinance.
- b. The request will not alter the essential character of the locality.
- c. The owner proposes to use various materials and textures to assist in the building blending with its adjoining surroundings. Therefore the granting of a variance is appropriate.
- d. The exterior of the building finish creates an architecturally balanced appearance for the building meeting the intent of the standard.

- 4. **Conditional Use Permit.** The previously approved conditional use permit included a condition related to the height of the light poles. The light fixtures for the walking path are proposed to be 12' high, and the parking lot light poles are proposed to be 18' high. The Springbrook Village Conditional Use Permit required light poles not exceeding 12'. The Zoning Ordinance requires exterior light poles, light fixtures, or other light sources over sixteen feet (16') above the ground, provided that such light source shall be effectively contained within the development and shall not cause glare or light spillover to any adjacent residential unit in the Central Business District.

Motion by Jerry Steffes, seconded by Patti Dockendorf to recommend to the City Council the adoption of a revised "condition 10" to the Conditional Use Permit.

Revised Condition #10 of the Conditional Use Permit.

"All exterior lighting shall be downcast, cut-off fixtures. Parking lights poles may be up to 18 feet above the ground. There is no proposed lighting on the walking paths. All lighting shall be approved by the City Engineer and City Administrator and shall be designed so as not to interfere or disturb adjoining property owners. Additional screening may be required. Photometrics will be provided as part of the approval process and night-time dimming or other reasonable measures may be required."

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

In recommending that the change be adopted by the City Council, the Planning Commission referenced the following findings of fact:

- a. The property owner proposes to use the property in a reasonable manner permitted by the zoning ordinance.

b. The request will not alter the essential character of the locality.

g. Adequate neighborhood safeguard is provided by the review and approval of layout and design photometrics by the City Engineer and City Administrator.

5. Planning Commission reviewed Introduction, Goals, Objectives, Strategies, Implementation and Action plan chapters of the updated Comprehensive Plan. The next review will be with the Council on May 31st. The use is for residential housing with services, not R-3 apartments and such a variance is reasonable. A variance to the R-3 apartment standard for this use is reasonable. Units are of similar size to comparable area facilities.

Meeting adjourned at 7:50 p.m.

Respectfully, Shawn Wetterlin.