

TO: Planning Commission Members
Honorable Mayor and City Council Members
FROM: Shawn Wetterlin, Building/ Zoning Official
DATE: July 8, 2015
RE: Meeting Minutes,
Tuesday, July 7th, 2015

The Planning Commission met at 5:20 p.m., on Tuesday, July 7th, 2015 in the City Council Chambers at City Hall. The following members were Present: Don Smith, Dave Hanifl, Richard Wieser, Patty Dockendorff, Jerry Steffes and Mani Edpuganti. Ex-officio members Bill Waller, Brian Krenz and Shawn Wetterlin were in attendance. Linda Larson was not present.

The meeting was called to order by Chairman Smith at 5:20 p.m.

1. The meeting minutes of June 2nd, 2015 were approved as distributed by consensus of the 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, July 7th at 5:20 o'clock P.M. to consider the application for a conditional use permit to allow for the building of two additional greenhouses. The conditional use request concerns certain premises situate in said City described as follows, to wit: parcel number 250032000, more commonly identified as Bauer's Market, 221 1st. Street North, La Crescent, MN.

Bruce Bauer with Brauer's Market presented their CUP request.

Public Hearing opened with the following persons speaking;

- Barb Pervisky, 237 N. 1st spoke of concerns in increased traffic in the alley.
- Bart Pedretti, 229 ½ N. 1st spoke of not wanting additional lighting.
- Steve Klankowski, 102 N. Walnut was concerned if the new green house would be used for retail sales.

Public Hearing was then closed.

Motion by Hanifl, seconded by Edpuganti to approve the Conditional Use Permit request with the following conditions:

1. East side of greenhouse structure shall have matching brick.
2. There shall be no additional lighting.
3. The greenhouses shall not generally be used for retail sales.

Upon a roll 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:

1. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.
 2. That the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.
 3. The use is consistent with the purposes of the zoning code and the purposes of the zoning district in which the applicant intends to locate the proposed use.
 4. The use is not in conflict with the policies of the City of La Crescent.
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, July 7th at 5:30 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.

Public Hearing opened with the following persons speaking.

- Donald Luce, 1322 CTH 25 was zoned highway commercial in the township and would like to stay commercial.
- Barb Pervisky, 144 McIntosh is concern about her property at 280 Skunk Hollow.
- Dan Daily, 739 N. 4th would like more info on the recent annexation.
- Linda Bangston, 743 N. 4th would like more info on recent annexation.
- Vicky St.Mary, 1383 CTH 25 would like more info on recent annexation.

Chairman Smith 'welcomed' those recently annexed to the community and Mr. Waller offered to meet with the 3 parties to provide additional information.

Chairman Smith detailed the concept and right of 'legal non-conforming properties for Mr Luce.

Public Hearing was then closed.

Motion by Wieser, seconded by Steffes to recommend to the City Council that recently annexed (April 20, 2015) parcels be zoned R1-A with the exception of 525 14th street south, which would be zoned R-1B. [Exhibit showing the parcels is attached to the minutes.]

As a notation to the motion Chairman Smith asked that prior to the Council's vote legal counsel confirm Mr. Luce's property will be considered 'legal non-conforming'.

Upon a roll 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.

1. The Zoning districts assigned are compatible and consistent with the surrounding zoning residential districts.

4. 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, July 7th at 5:45 o'clock P.M. to consider the application for a variance to allow for the construction of a new 1,680 square feet garage when the Zoning Ordinance states that all accessory buildings shall not exceed 925 square feet. Also to consider a variance to allow for the height of the new garage to be 16'- 6" average height (19 feet total height) when the Zoning Ordinance states that accessory buildings shall not exceed 15 feet in height. The variance request concerns certain premises situate in said City described as follows, to wit: more commonly identified as 1580 Valley Lane.

Keith Nedegaard presented his proposed detached garage.

Public meeting opened with the following person speaking.

- Cathy Shie of 1620 West Lane spoke of concerns of water run-off, otherwise she had no objections to the building.

Public meeting was then closed.

After discussion, and with the opportunity offered by the Chairman, Keith Nedegaard asked that the Planning Commission table his Variance request until the next meeting. A couple Planning commission members and the Building Official will meet to consider whether there should be some further clarification offered in the zoning manual for size of garages. In this case the application is for a variance for a garage almost twice the permitted size although it is an annexed and relatively secluded and large lot where the building would not easily viewed from adjacent property.

Motion by Dockendorff, seconded by Wieser to table the variance request until the next meeting.

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

5. Notice is hereby given that 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, July 7th at 6:00 o'clock P.M. to consider changes to the City's Sign Ordinance to permit Dynamic Signs [Changeable copy LED signs] in the commercial and industrial zones as well as other text amendments concerning temporary and off premise signs."

Public Hearing opened with the following persons speaking.

- Steve Bissen, 326 N. 2nd spoke concerns of not knowing what the specific changes. (A draft copy will be posted on our city website).

- Bruce Bauer, 221 N. 2nd spoke of concerns of publishing a notice. (The public hearing was posted in the Houston County Newspaper and copies of the 'red line' version were available from the building official).

Chairman Smith said final action was not required if there were additional public members that wanted to be heard on this matter. Perhaps the media present would make reference in the newspaper with the date of the next meeting. Public Hearing was then adjourned.

Motion by Wieser, seconded by Hanifl to continue public hearing until next meeting.

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

6. The CR 6 (Third Street) Traffic Study by Bolton and Menk was provided to the planning commission by Mr. Waller. The Planning Commission, having reviewed the report, offered the following assessment for the Council's consideration.

Background: The Houston County study [Project No. T42.107663] was completed on August 29, 2014 for Houston County having been initiated at the request of the City of La Crescent. The City was interested in a thorough review of several street (re)configurations for third Street between Elm Street and the Highway. This interest was driven by: the potential of commercial redevelopment along Oak Street; substantial commuter bicycle traffic to and from La Crosse; the possible repurposing of the grade school site; and the rezoning of 3rd Street as a commercial district.

Concerns: The study was undertaken without any interviews of City Staff, the City Engineer or Planning Commission members. The study was not shared for almost 10 months after its completion. While the study generally rehashes data previously provided by the City's Engineer it does not carefully assess biking and walking nor modern 3 lane urban flow patterns. The study has not been used to create a dialogue with the City about its aspirations and plans. Finally it makes recommendations that are inconsistent with the City's Bike and Pedestrian Plan and the principals of 'complete streets' as adopted by the City Council.

Recommended Action: Formally request a meeting to include: County supervisors from City Districts; County Engineering Staff; City Staff; City Engineer; representation from the Planning Commission and City Council; representative from MDOT; and representation from the biking community. A first meeting would be for the purpose of presentation and review of the completed study. This would be an opportunity to share material not seemingly considered in the study and concerns about the study's outcome.

A second meeting would be held to discuss alternate designs from the City's perspective and to consider further steps of working together.

Conclusion: We can do better in working together than this activity demonstrates. Future residential development, potential commercial development, implementation of Bike and Pedestrian plans and effective utilization of resources necessitate the City and County effectively plan together.

Adopted by the Planning Commission for consideration by the City Council and City Staff:
7/7/2015

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

July 28th, 2015 will be the date for the AUGUST regular Planning Commission Meeting, due to a concern of having a quorum for the August meeting date.

Meeting adjourned at 7:30 p.m.

Respectfully, Shawn Wetterlin.