

TO: Honorable Mayor and City Council Members
Planning Commission Members
FROM: Paul Kenaga, Building Official/Zoning Administrator
DATE: July 15th, 2013
RE: Planning Commission Minutes

The Planning Commission met at 5:15 p.m., on Tuesday, July 9th 2013, in the City Council Chambers at City Hall. The following members were present: Don Smith, Jerry Steffes, Linda Larson, Richard Wieser, Randy Corcoran, Earl Welch, Dave Hanifl and Ex-officio members John Graf and Shawn Wetterlin. Ex-officio member Bill Waller was not present. Paul Kenaga was also in attendance

1. Meeting was called to order by Chairman Smith and roll call taken. The minutes of June 4th 2013, were approved as written by the consensus of the Planning Commission.

5:20 - Public Meeting

2. The Planning Commission continued a public meeting to consider the application for a variance to allow for the construction of a 923 sq. ft. accessory building that has a flat roof that is 17' above grade while the zoning ordinance limits an accessory building to 15' in height (12.10, Subd 5, F); and requires a minimum 4/12 roof pitch (12.52, Subd 17) in a R-1B district.

The variance request concerns certain premises situate in said City described as follows, parcel id # 250564000, to wit; more commonly identified as 432 South 10th Street.

After a presentation by the application and discussion among the Planning Members, Chairman Donald Smith suggested that there were four considerations.

1. What is the intended essential character of the neighborhood/locality?
2. Is a detached garage in a residential neighborhood required to have a pitched roof under the current zoning regulation?
3. The height variance could be denied or approved with conditions. If approved a condition could be to require a pitched roof irrespective of the answer to the second consideration if a flat room was not in harmony with the intent of the ordinance.
4. If the Planning Commission feels that our rules need adjustment, a Public Hearing could be called to consider a text amendment.

Motion by Hanifl, seconded by Welch to approve a variance from the maximum 15' roof height according the Zoning Ordinance to allow the building to be built with a maximum roof height of 17 ½' with the following two conditions attached:

1. That the Building Official is satisfied that the designer has sufficient knowledge and credentials to calculate snow loads on the three flat roofs that are part of the design.
2. The roof over the carport will not be constructed to be used as a 'deck' and the structure will be built as presented to the Planning Commission.

Upon a roll call vote, all members present voted in the following manner with the majority voting in favor of the motion as proposed.

Richard Wieser - Yes
 Earl Welch - Yes
 Randy Corcoran - Yes
 Dave Hanifl – Yes
 Linda Larson - Yes
 Jerry Steffes - Yes
 Don Smith - No

In recommending that the variance request be passed, the Planning Commission referenced the following findings of fact:

1. The portion of the roof that needs the variance is minimal to the size of the garage (1/4 of the total roof area) and the intended use is reasonable.
2. The structure is interesting in design, eliminates outside storage, and is found to not alter the essential character of the locality.
3. The Planning Commission Chairman informed the Commission that the application for a variance to allow for the construction of a 480 sq. ft. addition to an accessory building that is presently 720 sq. ft. while the zoning ordinance limits accessory buildings to 925 sq. ft. (12.10, Subd. 5, D.) and limits garages to a maximum of 55% of the street-facing linear building frontage (12.15, Subd. 6, A., 3.) in a R-1A district, has been withdrawn by the applicant. This matter was tabled at the last meeting to allow a subcommittee to meet with the applicant. The plans for the project have been modified and no longer require a variance. The applicant was present and thanked the subcommittee for meeting to discuss the proposal. The meeting resulted in identifying some items not previous considered. It was recommended that the fee not be assessed as the application was withdrawn before formal consideration.
4. Member Dave Hanifl provided copies of the sign ordinance that the City of La Crosse has adopted, along with the City of La Crescent Sign Ordinance. There was clarification of 'on premise' and 'off premise (billboard) signs'. There was discussion of the need to add clarifying

the language related to leases that expire for off premise signs on governmental land. There was discussion if Electronic Sign off premise signs are permitted under current language. IF they are a permitted use then regulation is required to control, dwell, intensity and other matters. If they are not a permitted use then little change is contemplated to the existing ordinance. This item will be discussed further at the next regular Planning Commission Meeting.

5. The Planning Commission was reminded that the August meeting of the Planning Commission will be on July 30th.

6. There being no further business to discuss, motion by Wieser, seconded by Welch to adjourn the meeting. This was at approximately 7:20 p.m.

Motion approved by the consensus of the Planning Commission.

Saved as minutes of July 9th, 2013 Planning Commission.