

TO: Planning Commission Members
Honorable Mayor and City Council Members
FROM: Paul Kenaga, Zoning Administrator
DATE: October 6th, 2014
RE: Meeting Minutes
Tuesday, September 30th, 2014

The Planning Commission met at 5:15 p.m., on Tuesday, September 30th, 2014, in the City Council Chambers at City Hall. The following members were present: Don Smith, Jerry Steffes, Dave Hanifl, Richard Wieser, Patty Dockendorff, Mani Edpuganti, Linda Larson and Ex-officio members John Graf and Shawn Wetterlin were in attendance. Bill Waller and Skip Wieser were not present. Paul Kenaga was also in attendance

1 The Planning Commission of the City Zoning Authority will held a public meeting at the La Crescent City Hall, 315 Main Street, in said City on Tuesday, September 30, 2014 at 5:20 o'clock P.M. to consider the application for a variance to allow for a house to be built with a roof pitch less than 4/12 as is required by section 12.52, Subd. 17 of the Zoning Ordinance and to allow a home to be built with the garage in front of the principal dwelling when the Zoning Ordinance states, "attached garages shall have the same or greater set back from the street as the principal structure." The variance request concerns certain premises situate in said City described as follows; parcel # 25.0643.000, better known as 318 Shore Acres Road.

1A. Motion made by Hanifl, seconded by Wieser to approve the variance to allow for a house to be built with a roof pitch less than 4/12 as is required by section 12.52, Subd. 17 of the Zoning Ordinance

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 variance will not alter the essential character of the locality.
2. The entire building will be designed with a structural engineer who will stamp the plans before turning them in.

1B. Motion by Wieser, seconded by Dockendorff to approve the variance to allow a home to be built with the garage in front of the principal dwelling when the Zoning Ordinance states, “attached garages shall have the same or greater set back from the street as the principal structure.

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 variance will not alter the essential character of the locality.
2. With the deep setback of the lot, the garage blends in with the rest of the structure.
3. This is a reasonable request for a lot that is longer than wider and the property would be in harmony with the purposes and intent of the ordinance if the variance is granted.

2. The Planning Commission looked at population projects in the Comprehensive Plan and the Coulee Region Vision 2050 Plan. Jason Valerius, AICP from MSA was in attendance at the meeting to discuss implications of the Coulee Region Vision 2050 Plan on land use planning.

More compact development that will lead to the final goal-to improve mobility.

- Priority is to have all lots smaller than ½ acer.
- Residents of these homes to live within 10 minutes walking distance for their basic needs.
- All new developments will have a mix of:
 - Residential
 - Retail
 - Office space

For any long range planning, it is important to get boundary agreements among the Cities, Township and County, we must be fact based in our discussions and, we must think beyond single parcels but consider the entire area to make the best development possible.

3. Chairman Don Smith updated the Planning Commission concerning the Annexation Actions that the City Council is not pursuing.

4. Tim Hruska will be invited to the next Planning Commission Meeting to review current Engineering Projects and to review the report on “The Crescent Avenue Utility Extension” and the comprehensive plan.

5. Patty Dockendorff will review the “Rental Registration/Inspection Program” at the next meeting of the Planning Commission.

6. Motion made by Wieser, seconded by Edpuganti is adjourn the meeting at approximately 7:30 P.M.