

TO: Honorable Mayor and City Council Members
Planning Commission Members
FROM: Dick Wieser, Planning Commission Member
DATE: December 5th, 2013
RE: Planning Commission Minutes

The Planning Commission met at 5:15 p.m., on Tuesday, December 3rd, 2013, in the City Council Chambers at City Hall. The following members were present: Don Smith, Jerry Steffes, Earl Welch, Linda Larson, Richard Wieser, Randy Corcoran and Ex-officio members John Graf and Shawn Wetterlin. Planning Member Dave Hanifl, Ex-officio member Bill Waller, Skip Wieser and Paul Kenaga were not present.

1. Meeting was called to order by Acting Chairman Steffes and roll call taken. The minutes of October 1st, 2013 meeting were approved as written by the consensus of the Planning Commission.

At approximately 5:47 P.M. Chairman Smith arrived with Steffes relinquishing the gavel.

2. Notice is hereby given that 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, December 3rd, 2013 at 5:20 o'clock P.M. to consider the application for a variance to allow for the construction of a new residential structure with the side setback to be 7'5" and a front porch with a setback of 25' from the property line in a R-1 zoned district, (12.14, Subd. 5.)

The variance request concerns certain premises situate in said City described as follows, to wit: Lot 15, Block 1, Apple Blossum Acres 2 Addition, better known as 513 Red Apple Drive, parcel number 2452066000.

Terry Schoh representing the Tarrwence's, (his daughter and son-in-law), spoke about the need to seek a variance on the side -yard setback to 7½' in lieu of the prescribed 10% of width (approximately 9') to allow for the construction of a house designed for his handicapped granddaughter; which would include a 10' deep open front porch. There was an issue on setback for both the front yard and rear yard

The neighbor across the street from this site (Ray & Nancy Schult), spoke about their concern that the house would perceive to not setback as deep as the surrounding neighbors.

Terry Schoh stated that he would like to get construction started (weather permitting) yet this season.

The committee than held a thorough discussion as to what to allow, if possible, for this variance request.

Motion by Wieser, seconded by Welch to approve the variance request with the following conditions:

1. Allow the requested side yard setback of 7½’.
2. Allow the building to have a 30’ rear yard setback instead of the required 35’.
3. By moving the house further back on the irregular lot and to maintain the required 7½’ side setback, the size of the garage would be narrowed up to 3’ as is necessary.

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

Diane Brimmer - Yes

Randy Corcoran - abstain

Earl Welch – Yes

Jerry Steffes – Yes

Don Smith - Yes

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

1. The variance is in harmony with the general purposes and intent of the zoning ordinance, and is consistent with the comprehensive plan.
2. The size of the home is appropriate (1750 sq. ft.) for the size of the lot.
3. The plight of the landowner is due to a unique circumstance in that the shape of the lot is trapezoid and makes building difficult.
4. The variance will not alter the essential character of the locality.

3. Clarification of zoning requirements for side yard setback and handicapped ramps was tabled till the next regular meeting by the consensus of the members.

4. Motion by Larson, seconded by Welch to adjourn the meeting at approximately 7:10 P. M. Motion approved overwhelming by the consensus of the Planning Commission.

Saved as minutes of the December 3rd, 2013 meeting of the Planning Commission