



CITY OF LA CRESCENT

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TO: Planning Commission Members
Honorable Mayor and City Council Members
FROM: Shawn Wetterlin, Building/Zoning Official
DATE: May 8, 2018
RE: Meeting Minutes,
Tuesday, May 1, 2018

The regular scheduled monthly meeting of the Planning Commission met at 5:30 p.m., on Tuesday, May 1, 2018 in the City Council Chambers at City Hall. The following members were present: Jerry Steffes, Dave Hanifl, Patti Dockendorff, Jason Ludwigson and Richard Wieser. City Council member Brian Krenz, City Administrator Bill Waller and Building/ Zoning Official Shawn Wetterlin were also in attendance. Planning Commission members Linda Larson and Annie Stoecklein were not in attendance.

1. With the absence of a Planning Commission Chair and Vice-Chair, as required by the rules and by-laws of the present members, shall elect a temporary chairperson to preside over the meeting. Motion by Dockendorff, seconded by Ludwigson to nominate Jerry Steffes as a temporary chairperson.

Dockendorff – Yes
Ludwigson – Yes
Hanifl – Yes
Wieser – Yes
Steffes – Yes

The Planning Commission held an election for Planning Commission Chair with Don Smith's term expiring April 30th, 2018. Motion by Wieser, seconded Dockendorff to nominate Jerry Steffes as the Planning Commission Chair.

Wieser – Yes
Dockendorff – Yes
Ludwigson – Yes
Hanifl – Yes
Steffes – Yes

2. The meeting was called to order by Chair Steffes. Motion by Dockendorff, seconded by Hanifl to approve of the meeting minutes of April 3, 2018.

Dockendorff – Yes
Hanifl – Yes
Ludwigson – Yes

Wieser - Yes
Steffes – Yes

3. The Planning Commission held a public hearing at 5:40 p.m. to consider a district zoning change. The request is to change portions of R1-A low density residential parcels to C-1 Commercial District. The request concerns certain premises situate in said City described as follows, to wit: Parcel number 251152000, 251153000, 250843000 and 250844000 Houston County, better known as the 505, 509 Chestnut and 120 Hillview Boulevard, La Crescent, Gittens- Leidel American Legion Post 595 La Crescent. See attached map for description.

The Chair called the public hearing to order.

The Building Official gave an overview of the district zoning change request.

The Chair closed the public hearing with no member of the public wishing to speak on the matter.

The Commission discussed the District Zoning Change request.

Motion was made by Hanifl, seconded by Dockendorff to recommend to the City Council approval of the District Zoning Change.

Upon a roll call vote, all members present voted in the following order with the majority of the Planning Commissioner's voting for the motion as proposed.

Hanifl – Yes
Dockendorff – Yes
Wieser - Abstain
Ludwigson - Yes
Steffes – Yes

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

1. The request will not alter the essential character of the locality.
 2. The property owner proposes to use the property in a reasonable manner permitted by the zoning ordinance in commercial areas.
 3. No concerns have been registered from neighbors.
 4. The request is in harmony with the general purposes and intent of the ordinance and consistent with the comprehensive plan.
 5. The proposed C-1 Commercial zoning abuts other C-1 Commercial zoning
 6. The request is in harmony of the neighborhood
 7. Its reasonable use for the land
4. The Planning Commission held a public meeting on Tuesday, May 1, 2018 at 5:45 o'clock p.m. to consider the application for a variance to allow for a new commercial structure to be built forty

one feet eight inches high when the zoning ordinance (12.22 Subd.5.) allows a structure to be forty feet high in a commercial zoned district. Exterior finish materials are proposed to be: 7% Stone, 43% light colored synthetic stucco, 30% Dark colored synthetic stucco and 20% windows/doors street facing. When the zoning ordinance (12.22 Subd.6.4.) allows primary materials (60%) brick, stone, architectural precast concrete or glass, secondary materials (30%) decorative block integrally colored stucco or fiber cement siding in vertical panel design only with hidden seams, accent materials (10%) of facade may be wood, metal or fiber cement siding. The variance request concerns certain premises situate in said City described as follows, to wit: Parcel number 251152000, 251153000, 250843000 and 250844000 Houston County, better known as the 505, 509 Chestnut and 120 Hillview Boulevard, La Crescent, Gittens- Leidel American Legion Post 595 La Crescent.

The Chair called the public meeting to order.

The Building Official gave an overview of the variance request.

The following persons spoke on the matter:

Jeff Henthorne, 417 Park Street
Cherryl Jostad, 117 Hillview Blvd
Jeremy Chipps, 1406 Willow Street

The chair closed the public meeting.

The commission discussed the variance request.

Motion was made by Hanifl, seconded by Dockendorff to approve the variance request.

Upon a roll call vote, all members present voted in the following order with the majority of the Planning Commissioner's voting for the motion as proposed.

Hanifl – Yes
Dockendorff – Yes
Ludwigson - Yes
Wieser - Abstain
Steffes – Yes

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

Findings for exterior finishes:

- 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.

- 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.
- e. The primary and secondary materials are integrally colored

Findings for building height:

- 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 building is 198 feet in length with only a 43 foot section higher than 40 feet at the front and rear entrances.
 - d. The Fire Chief has no concerns.
5. The Planning Commission held a public meeting at 5:55 p.m. to consider the application for a variance to allow for the construction of a new residential structure with the garage set back in front of the principal structure by eight feet, while the zoning ordinance requires attached garages to be at the same or greater set back as the principle structure in R1-A zoned district, (12.14, Subd, 6 A., 4) The variance request concerns certain premises situated in said City described as follows, to wit: Lot 10, Block 1, Apple Blossom Acres, better known as 543 Red Apple Drive.

The chair called the public meeting to order.

The Building Official gave an overview of the variance request.

The applicant presented their variance request

The chair closed the public meeting with no member of the public wishing to speak on the matter.

The Commission discussed the variance request.

Motion was made by Hanifl, seconded by Ludwigson to approve the variance request.

Upon a roll call vote, all members present voted in the following order with the majority of the Planning Commissioner's voting for the motion as proposed.

Hanifl – Yes

Ludwigson- Yes

Wieser - Yes

Dockendorff – Yes

Steffes – Yes

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

- a. The request will not alter the essential character of the locality because of building materials, view and the house being located in a cul-de-sac.
 - b. The property owner proposes to use the property in a reasonable manner permitted by the zoning ordinance in residential areas.
 - c. No concerns have been registered from neighbors.
 - d. The City has allowed this Variance in the past in similar circumstances.
 - e. The request is in harmony with the general purposes and intent of the ordinance and consistent with the comprehensive plan.
6. Planning commission member Jason Ludwigson reviewed a draft outdoor model lighting ordinance. An updated draft will be presented at the next planning commission meeting.
 7. The Planning Commission changed the future regularly scheduled meeting dates for the month of July and August. The July meeting will be on July 10th and the August meeting will be on August 8th.
 8. The Planning Commission discussed the 2018 work plan.

Motion by Ludwigson, seconded by Dockendorff with a consensus by all present members to request the city administrator come to the next planning commission meeting to discuss priorities/goals and connection with other city committees for the 2018 plan of work.

9. Added to the agenda prior to the meeting by past chair Don Smith was South 7th Street bike lane discussion.

The following persons spoke on the matter:

Jeremy Chipps, 1406 Willow Street
Bruce Kuehmichel, 1105 East Caledonia St. Caledonia

Meeting Adjourned at 7:30 p.m.

The next regular scheduled Planning Commission meeting will be on June 5th, 2018 at 5:30 p.m.

Respectfully submitted,
Shawn Wetterlin, Building/Zoning Official

