

City of La Crescent
Planning Commission
Meeting Notice



June 7, 2022 – 5:30 p.m.
La Crescent City Hall
315 Main Street

Agenda

1. Call To Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of June 7, 2022 Meeting Minutes
5. Public Hearing – 5:30 p.m. Consideration of proposed Chapter 12, Zoning Ordinance text amendment to amend Section 12.51, Performance Standards, Subd. 17, Minimum Roof Pitch to allow for a 3/12 roof pitch for metal standing seam roofs panels.
6. Discussion Items:
 - a. Annual Workplan Items by the Planning Commission
 - b. Council updates from planning commission appointed city council member
7. Adjourn

cc: Honorable Mayor, City Council Members, City Attorney, City Administrator

TO: Planning Commission Members
Honorable Mayor and City Council members
FROM: Jason Ludwigson, Sustainability Coordinator
DATE: June 14th, 2022
RE: Meeting Minutes from June 7th 2022

The Planning Commission met at 5:30 p.m., on Tuesday, June 7th 2022 in the City Council Chambers at City Hall. The Chair asked that the roll be called. The following members were present: Ryan Stotts, Annie Stoecklein, Dave Hanifl, Dave Coleman, Greg Husmann, and Jerry Steffes. City Sustainability Coordinator, Jason Ludwigson, Economic Development Coordinator, Larry Kirch. Council member Cherryl Jostad was in attendance. Mike Welch called in to excuse his absence.

1.The meeting was called to order by Chair Stoecklein. Members recited the Pledge of Allegiance.

2. Jerry Steffes made a motion to accept the minutes from the March 1st, 2022 meeting. Motion was seconded by Dave Hanifil.

Upon a roll call vote, taken and tallied by the Sustainability Coordinator, all members present voted in favor accepting the minutes.

Stoecklein – Yes

Stotts – Yes

Steffes – Yes

Coleman – Yes

Hanifl – Yes

Husmann - Yes

3. At 5:33 a public meeting was held for the variance application at 20 North Hill Street. Larry Kirch reviewed the staff report for the variance in the application at 20 North Hill Street. It was noted that the proposed variance was consistent comprehensive plan. The house already encroaches into setbacks for this zoning district. The report noted that the variance would pass the practical difficulties test as the house was already in place when the property owners purchased the home. Granting the variance

would not alter the character of the neighborhood. Staff recommended approval of the variance. The applicant Bob Radecki spoke about the updates that have been made to the home. The applicant does not intend for the addition to go past the current roof line. Jerry Steffes raised a concern about “saw tothing”. He asked that a finding about saw tothing be added.

Findings in the motion included:

- The property owner proposes to reasonably use the property as a residence in a residential zoning district and the code does allow front porches.
- The house was constructed in 1957 and the structure currently does not meet front yard setbacks and the nonconforming structure was not created by the landowner.
- The essential character of the area would not change as the area is mostly all single- family residences.
- Granting the variance would not amplify “saw tothing”

Jerry Steffes made a motion to approve the variance for 20 North Hill Street. Motion was seconded by Dave Hanifil.

Upon a roll call vote, taken and tallied by the Sustainability Coordinator, all members present voted in favor granting the variance with the findings presented by staff with note that the project will not result in “saw tothing”.

Stoecklein – Yes

Stotts – Yes

Steffes – Yes

Coleman – Yes

Hanifl – Yes

Hussmann - Yes

4. The planning commission held a public hearing at 5:50 p.m. for consideration of proposed Chapter 12, Zoning Ordinance text amendments including:

a. Section 12.22 C-1 Highway Commercial District, Subd. 6 General Provisions, A. Building Design and Materials 4.b., to allow architectural metal as a secondary building material and to create a definition of architectural metal.

b. Section 12.10 General Provisions, Subd. 8 Fences, D. 1. To allow eight (8) foot fences in the Industrial District.

c. Section 12.10 Subd, 19 to allow electric vehicles as a permitted accessory use in all zoning districts, adopt requirements for electric vehicle charging requirements for residential and non-residential uses, adopt construction standards for electric vehicle charging stations, and adopt parking use standards and protection for electric vehicles.

Larry Kirch reviewed the proposed Zoning Ordinance text amendments. Larry discussed that the changes to architectural metal in the code would apply to C-1 Highway Commercial District. The change allows for up to 30% of the secondary material to be architectural metal. The second proposed change notes that it is common to have 8-foot-tall fences in Industrial areas. The comprehensive plan does note the importance of screening outdoor storage. The last proposal was for Zoning Ordinance text amendments to adopt standards for electric vehicle charging stations. It was noted by staff and planning commission members that installation of electric vehicle charging infrastructure is less costly during construction than after construction has been completed. Discussion of the requirement for residential homes ensued. The single-family home requirement would be for a 110v outlet in the garage. Mr. Hussmann raised concerns with requirements for EV charging in residential homes. He noted that homeowners would have the option to install EV charging infrastructure without the adoption of the ordinance language for EV's. It was noted that other cities in Minnesota have adopted EV ordinance language that requires EV chargers in residential construction. Discussion took place as to why the three ordinances were placed together. Staff noted they were placed together to reduce paper use and posting costs.

Jerry Steffes made a motion to recommend approval of the Zoning Ordinance text amendments for section 12.22 22 C-1 Highway Commercial District, Subd. 6 General Provisions, A. Building Design and Materials 4.b., to allow architectural metal as a secondary building material and to create a definition of architectural metal and Section 12.10 General Provisions, Subd. 8 Fences, D. 1. To allow eight (8) foot fences in the Industrial District.

Motion was seconded by Dave Hanifil.

Upon a roll call vote, taken and tallied by the Sustainability Coordinator, all members present voted in favor accepting the motion.

Stoecklein – Yes

Stotts – Yes

Steffes – Yes

Coleman – Yes

Hanifl – Yes

Hussmann - Yes

Further discussion about the EV ordinance language took place. Members discussed wanting to continue discussing the EV ordinance language. Member Stotts noted he would be in favor of denying the ordinance language. Greg Hussmann asked that the EV ordinance language should come back to the planning commission for further review. Dave Coleman noted that it would not be valuable to dismiss the EV ordinance language entirely. Dave noted that 80% of the homes he has built have wanted an electrical outlet in the garage for EV charging. Dave Coleman noted that the requirements for multi-family buildings in the city would be valuable as the costs after the fact are more expensive.

Ryan Stotts made a motion to deny recommending the EV ordinance language to the city council for adoption with the condition that the EV ordinance language be added for review and discussion at future planning commission meetings. The motion was seconded by Jerry Steffes.

Upon a roll call vote, taken and tallied by the Sustainability Coordinator, all members present voted in favor accepting the motion.

Stoecklein – Yes

Stotts – Yes

Steffes – Yes

Coleman – Yes

Hanifl – Yes

Hussmann - Yes

5. The planning commission discussed the following items; the role of the comprehensive plan and planning commission, a joint city council and planning commission meeting, an annual public meeting with all city committees, and per diem compensation for planning commission members. Members

voted by consensus to ask staff to request a joint city council and planning commission meeting and an annual public meeting with all city committees be scheduled.

Council member Cheryl Jostad provided the Commission with an update on recent Council actions.

Dave Hanifil made a motion to increase the per diem for planning commission members from \$50 to \$75 dollars. No second was made so the motion did not receive a vote.

6. The meeting was adjourned at 7:04 p.m.

**PLANNING COMMISSION – PUBLIC HEARING
PROPOSED CHAPTER 12, ZONING ORDINANCE TEXT AMENDMENT
STAFF REPORT**

MEETING DATE: July 5th, 2022

CASE NUMBER: PC-22-02-ZO AM Zoning Ordinance Text Amendments

OWNER: N/A

PARCEL ID: N/A

APPLICANT: MSM Development (Mike Sexauer)

REQUEST: Allow a 3/12 Roof Pitch for a metal roof

LOCATION: N/A

**GENERAL PLAN/
ZONING DESIGNATION:** N/A

SURROUNDING USES: N/A

BACKGROUND:

The city zoning code specifies that all residential roofs in the city have a minimum of a 4/12 roof pitch. The purpose of the current language in the code is for both architectural compatibility throughout the city as well as for snow loads. Additionally, shingle roofs, by the building code must have no less than a 4/12 pitch.

PROPOSAL

Case PC-22-02- ZO AM is a proposed zoning code text amendment by Mike Sexauer of MSM Development to amend Section 12.51, Performance Standards, Subd. 17, Minimum Roof Pitch to allow for a 3/12 roof pitch for metal standing seam roofs panels.

BUILDING AND ZONING STAFF ANALYSIS

Relationship to Comprehensive Plan:

Housing

Goal: La Crescent offers safe, healthy, attractive and diverse housing options to people of all income levels, age groups and people with varied needs.

Objectives:

- 6. The zoning code will permit a variety of lot sizes, dwelling sizes, unit mixes, styles and densities.
- 10. New construction should be innovative and consistent with “green” design principals.

Land Use & Community Design

There is not a specific reference in the Comprehensive Plan regarding roof pitches in the Neighborhood Residential (NR) portion of Land Use and Community Design Element.

Goal 2 states that: The use of sustainable building materials, energy efficient construction and sustainable energy systems will increase.

City zoning and land use regulations: The City Zoning Code does not permit roof pitches shallower than 4/12. The Planning Commission, acting as the Board of Adjustment, has previously approved a flat roof on Shore Acres.

Site Context: N/A

Infrastructure Improvements: N/A

Public Input:

Staff has not received any public comment regarding this application.

STAFF RECOMMENDATION

City staff is recommending approval of the zoning code text amendment.

RECOMMENDED MOTION

I move that the Planning Commission recommend (APPROVAL/DENIAL) to the La Crescent City Council of case PC-22-02-ZO AM, a proposed developer-initiated zoning ordinance text amendment to the following sections of the Zoning Code:

Section 12.51, Performance Standards, Subd. 17, Minimum Roof Pitch to allow for a 3/12 roof pitch for metal standing seam roofs panels

Larry Kirch
Prepared by Larry Kirch,
Community Development Director

Attachments:
Exhibit #1 – Application

Exhibit #1

**CITY OF LA CRESCENT
NOTICE OF PUBLIC HEARING
ZONING ORDINANCE TEXT AMENDMENT**

Notice is hereby given that the Planning Commission of the City Zoning Authority will hold a public hearing at the La Crescent City Hall, 315 Main Street, in the said City on Tuesday, July 5th 2022 at 5:30 o'clock P.M. to consider a proposed Chapter 12, Zoning Ordinance text amendment to wit:

1. A proposed text amendment to amend Section 12.51, Performance Standards, Subd. 17, Minimum Roof Pitch to allow for a 3/12 roof pitch for metal standing seem roofs panels.

All persons having an interest in the matter will be given the opportunity to be heard with reference thereto.

Dated: June 15th 2022

By order of the City Zoning Office

Jason Ludwigson
Sustainability Coordinator
P. O. Box 142
La Crescent, MN 55947

CITY OF LA CRESCENT ZONING AUTHORITY
APPLICATION FOR DISTRICT ZONING CHANGE

The undersigned being the owner(s) of record (optionee(s) with regard to enforceable exclusion options to purchase) of the hereinafter described premises hereby makes application for a: **DISTRICT ZONING CHANGE.**

TEXT - AMENDMENT CHANGE

TO WIT:

MSM DEVELOPMENT - MICHAEL SEYAUER

Lot 26 HORSE TRACK MEADOWS BLOCK 1

PARCEL I.D. 252302000

ADDRESS 801 PERFECTA AVE

BRIDLE LANE

LA CRESCENT MN 55947

the lands to which this application has reference are described as follows, to wit:

Request for change to 12.5' Performance Standards - Subd. 17 Minimum Roof Pitch

Request for Pitch change Min from 4/12 to 3/12 for Metal Standing Seam Roof Panels only.

Attached is a sketch of the site plan showing North arrow and other relevant data with reference hereto. I (we) understand that additional data may be requested by the City of La Crescent Planning Commission with regard hereto.

Dated: 6/10/22

MSM Development
Michael Seyauer
(Owners (s)) (Optionee(s))