

PLANNING & ZONING COMMISSION MINUTES
June 9, 2015 - 6:00 p.m.

CALL TO ORDER

The regular meeting of the Planning and Zoning Commission was called to order at 6:00 p.m.

MEMBERS PRESENT: Chair Bob Kinzel, Commissioners Howie Oswald, Gwen Carleton, Bob Ryan, Steve Lund and Council Liaison Steve Barrows

MEMBERS ABSENT: None

STAFF PRESENT: Community Development (CD) Director Josh Doty

OTHERS PRESENT:

APPROVAL OF MINUTES

MOTION by Commissioner Ryan, seconded by Commissioner Carleton to approve the minutes from the May 12, 2015 meeting as presented. Motion carried unanimously.

PUBLIC HEARINGS

*All items under old and new business items will go to City Council on
June 16, 2015 if not tabled, continued or otherwise noted.*

Chair Kinzel stated that this Commission is advisory and the final approval/denial is given at the City Council Meeting on June 16, 2015 at 7:00 pm.

OLD BUSINESS

None

NEW BUSINESS

1. PUBLIC HEARING. Bluff variance request to allow the construction of an addition on the east side of the home property located at 10214 Timber Ridge Dr. (Township 133 Range 29 Section 27 E 810 ft. of Govt. lot 3, full legal available at City Hall) (City file 15-14)

Requested by: Gary & Wendy Goll (property owner) and Gary & Kathy Engelman 6220 Highland Scenic Rd. Baxter, MN 56425

Chair Kinzel asked CD Director Doty to review the variance request with the Commission. CD Director Doty provided a review of the staff report and indicated that staff is recommending approval of the variance, subject to the findings and conditions.

Chair Kinzel asked if any of the commissioner’s remembered when this house was originally constructed, because he just remembers that there was a lot of discussion. None of the commission members remembered the original construction.

Chair Kinzel asked if the applicant was present. Gary Goll stated that he is here to answer any questions. Chair Kinzel stated that this is a difficult lot. Mr. Goll agreed, stating that there are parts of the hill that go in all different directions. He added that there are ways to improve water flow by sending drainage away from the hill or to do as the staff has suggested with a best management practices plan.

Chair Kinzel opened the public hearing and closed the public hearing, as no one was present to speak on the matter.

Commissioner Lund asked staff to clarify what they meant in the staff report where it stated that the variance doesn’t meet the requirement but meets the intent of the requirement. Staff explained that the technical shoreland definition requires that the top of the bluff is located at the high point of a 50 foot segment at 18 percent slope. Staff noted that because the bluff slope is so steep, the top of the bluff goes higher on the hill from the crest of the slope before you reach 18 percent slope. In addition, a 30 foot setback is required from the top of the bluff, which would be beyond the applicant’s existing home. CD Director Doty stated that an argument can be made that the crest of the hill is a logical location for the top of the bluff. Using that thought logic; the home addition would be nearly 30 feet from the crest of the hill.

Motion by Commissioner Carleton, second by Commissioner Oswald to recommend City Council approve the bluff variances to allow the construction of an addition on the east side of the home property located at 10214 Timber Ridge Dr. as presented by staff. Motion carried unanimously.

OTHER BUSINESS

None

ADJOURNMENT

MOTION by Commissioner Ryan, seconded by Commissioner Oswald to adjourn the meeting at 6:20 p.m. Motion carried unanimously.

Approved by:

Submitted by:

Chair Bob Kinzel

Shanna Newman CD Technical Clerk