

PLANNING & ZONING COMMISSION MINUTES
September 9, 2014 - 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 Bob Ryan, Steve Lund, Howie Oswald, Gwen Carleton and Council Liaison/Mayor Darrel Olson

MEMBERS ABSENT: None

STAFF PRESENT: Community Development (CD) Director Josh Doty and City Administrator Gordon Heitke

OTHERS PRESENT: Steve Barrows, Richard Hobbs, Chad Conner and Tom Rutske

APPROVAL OF MINUTES

MOTION by Commissioner Ryan, seconded by Commissioner Oswald to approve the minutes from the July 8, 2014 meeting as presented. Motion carried unanimously.

PUBLIC HEARINGS

*All items under old and new business items will go to City Council on
September 16, 2014 if not tabled, continued or otherwise noted.*

Chair Kinzel stated that this Commission is advisory and the final approval/denial is given at City Council on September 16, 2014 at 7:00 pm.

OLD BUSINESS

None

NEW BUSINESS

1. Variance to allow the construction of a warehouse building with a 1/12 roof pitch where 6/12 is the minimum pitch required by ordinance for property located at 3855 Independence Road.

Requested by Simonson Lumber 3855 Independence Road, Baxter, MN 56425 legally described as: Lot 2, Block 1, Potlatch Addition to Baxter, Crow Wing County Minnesota.

CD Director Doty gave the background and existing conditions of the site. He explained the applicant is requesting a variance for a new metal building to have a 1:12 roof pitch, where 6:12 is the minimum pitch required by the zoning ordinance. The zoning ordinance allows roof pitch between 3:12 and 6:12 with review by the Architectural Review Commission and approval by the City Council. The zoning ordinance does not currently allow roof pitch to be less than 3:12, unless it is a flat roof. The applicant states that they are requesting the variance so that they can match the other buildings on the site.

CD Director Doty stated that the Architectural Review Commission recommended approval provided that the applicant use architectural metal on the front elevation and provided that they move the entrance to the middle of the north elevation to meet the city's articulation requirements.

Chair Kinzel opened the public hearing.

Chair Kinzel asked the applicant if he would like to address the Commission. Mr. Richard Hobbs, CEO of Simonson Lumber stated that the existing buildings have a 1/12 roof pitch and that they would like to match what is existing. He said that they had originally proposed a mostly rock faced brick front elevation, which did not match the site. He added that the architectural metal on the front would match up with the site. He added that metal buildings are a superior construction to pole barn construction, which is what they are proposing. He showed renderings and said that he thinks the ordinance should require uniformity and that is not the case with the roof pitch requirement. He added that the buildings on site are too expensive of buildings for a typical lumber yard. He said that Stock Lumber put a lot of money into this site.

Chair Kinzel asked if anyone would like to comment on this item. Chair Kinzel closed the public hearing, as no one was present to speak on the matter.

Chair Kinzel asked the Commission if there were any questions.

Commissioner Lund stated that he is concerned about the variance. He stated that he understood the intent to match what is there but this also does not meet the city's minimum requirements. He added that the resolution includes some language that does not guarantee that an addition would be constructed in front of the building in seven years. He asked what happens if the applicant does not construct an addition to meet the city's requirements within seven years. CD Director Doty stated that the intent is built into the record of this approval. However, the applicant could always request a variance in seven years. He added that with interim use permits, staff will generally try to work the business owner to make sure they comply with the seven year requirement. If not, the owner could also request that the City approve additional time to come into conformance.

Motion by Commissioner Lund, second by Commissioner Ryan to recommend City Council approve the variance, subject to revised conditions and findings in the draft resolution. Commissioner Lund stated that condition 2, B should be re-worded so that it is clear that a conforming addition needs to be constructed within seven years. Motion carried unanimously.

OTHER BUSINESS

CD Director Doty provided a presentation of the comprehensive plan. He stated that he wanted to briefly focus in on some of the areas of the comprehensive plan that will most directly relate to the Planning Commission. He stated that this plan includes the city's first land use plan. He reviewed the land use guide plan designations and indicated that the business gateway and mixed use designations are new and would require future zoning districts to match up with the land use designations. He reviewed the land use plan and the development approach that is outlined in the plan. He showed that the city has developed updated water, sanitary sewer, transportation and parks and trails plans. He reviewed chapter five of the comprehensive plan "Character & Identity/Maintaining Infrastructure. Lastly, CD Director Doty reviewed

the next steps to complete the comprehensive plan update process and asked if the Commission had any comments or questions. Chair Kinzel, stated that his biggest concern is that people in the community don't realize how important the plan is and may not understand all of what is going on and how it may impact their property. Mayor Olson stated that the plan includes the goals of what we have heard from people in the City. They want a city that is well planned that has quality services. He added that we have had many opportunities for people to be involved and the information has been available on the City's website. CD Director Doty added that it is a good question and a common concern when a city updates their comprehensive plan. He added that this is why a comprehensive plan update process is a long process with plenty of opportunities for people to be involved. CD Director Doty thinks the City has done a good job with that.

ADJOURNMENT

MOTION by Commissioner Oswald, seconded by Commissioner Carleton to adjourn the meeting at 6:45 p.m. Motion carried unanimously.

Approved by:

Submitted by:

Chair Bob Kinzel

Shanna Newman CD Technical Clerk