



PLANNING COMMISSION MINUTES

Approved

Tuesday, April 14, 2015

1. CALL TO ORDER:

Chair Klecker called the meeting to order at 7:00 p.m.

2. ROLL CALL:

Present: Chair Ron Klecker, Commissioner Natalya Lindberg, Commissioner Mark Barthel, Commissioner Dale Edgren, Commissioner Jeremy Dominick, and Council Liaison Walter Hudson.

Staff members present: Alan Brixius and Sue Schwalbe

Others Present/Public: Mark and Lisa DeMars, 13350 55th Street NE St. Michael
John Vetch, Albertville

3. APPROVAL OF AGENDA

Barthel moved, second by Edgren to approve the agenda as submitted. Motion carried unanimously.

4. APPROVAL OF MINUTES

Barthel moved, second by Edgren to approved the minutes of the February 10, 2015 Planning Commission Minutes with the following correction: Page 8, Item #1: *The variance is not a reasonable use of the site in that the billboard was approved for the site at a 30 foot height.* Motion carried unanimously.

5. PUBLIC HEARINGS

- a. Public Hearing to Consider a Request by Michael and Lisa DeMars for a Conditional Use Permit to Move an Existing Home on the Lot at 5158 Main Avenue NE in Albertville, MN.

Alan Brixius presented the planning report dated 04-08-15 to the Commission for their consideration.

Michael and Lisa DeMars have requested approval of a conditional use permit (CUP) to allow the relocation of an existing single home to property located north of 51st Street NE and east of Main Avenue NE (5158 Main Avenue NE). According to City Code, a conditional use permit is required for all permanent relocation of residences and for the relocation of any building requiring a permit in the City. The applicants plan to remove the existing structures prior to the relocation of the home onto the subject site.

The home to be located shall comply with the applicable provisions of the State Building Code. As part of the application for building permit, the submission of detailed site and building plans shall be required. This issue shall be subject to further review and approval by the City Building Official.

The relocated structure shall be occupied within six months of the date of City Council Approval.

As the time of building permit, the house moving company performing the home relocation shall provide documentation for licensure and insurance.

The proposed travel route (of the home to be relocated) and related timing shall be subject to approval by the City Engineer.

With building permit application, the applicant shall submit a suite plan on a certificate of survey showing required setbacks, driveway curb cut location, and utility connections to the new house.

The size of the proposed attached garage shall be reduced to not exceed 1,000 square feet.

The design of the attached garage and breezeway shall be compatible with the home to be relocated. The garage and breezeway shall exhibit similar roof pitch, finish materials and colors of the home to be relocated.

The following landscaping-related conditions shall be satisfied:

- a. The lot area remaining after providing for driveways, sidewalks, patios, building site and/or other requirements shall be sodded, seeded and mulched prior to issuance of certificate of occupancy.
- b. Front yards and side yards which abut public streets shall be sodded. Other turf areas may be seeded.
- c. If the subject property does not contain a shade or evergreen tree, one shade tree or evergreen tree shall be provided on the property consistent with the permitted species list and minimum size requirements of Section 1000.7.B of the Zoning Ordinance.
- d. The proceeding landscaping-related requirements shall be satisfied within six months of building occupancy.

A new driveway apron shall be constructed within the 51st Street right-of-way to match the limits of the new garage driveway. The construction and cost of such apron shall be the responsibility of the applicants. This issue shall be subject to further comment and recommendation by the City Engineer.

Commissioner Barthel questioned the time limit on a single family dwelling.

Brixius stated generally one year.

Commissioner questioned the driveway width of 24 feet.

Brixius stated that that is the width limit.

Brixius stated the building height will be consistent with the neighborhood.

Commissioner Barthel stated this plan should improve the water drainage issues.

Chair Klecker opened the Public Hearing at 7:20 p.m.

No comments

Chair Klecker closed the Public Hearing at 7:25 p.m.

Dominick moved, second by Edgren to approve Request by Michael and Lisa DeMars for a Conditional Use Permit to Move an Existing Home on the Lot at 5158 Main Avenue NE in Albertville, MN with the following addition to expand the time limit from six months to one year from the date of the City Council Approval.

Motion carried unanimously.

Barthel moved, second by Dominick to adjourn the Planning Commission Meeting at 7:30 p.m.