

PLANNING COMMISSION MEETING
August 22, 2011
7:00pm

These minutes are intended to provide a record of the topics discussed and decisions made by the Minnetrista Planning Commission. In addition, they are intended to provide the reader with anecdotes from the discussion and a summary of the decision making process. They are not considered to be a record of the meeting proceedings until they are approved by the Minnetrista Planning Commission.

1) CALL TO ORDER

Commission members present: Chair Heck, Strandell, Sandholm, Watson, Pollmann, and Stulberg. Commission absent: Warner. Staff present: Senior City Planner Breanne Rothstein, Assistant City Planner David Abel, and Council Liaison Cheryl Fischer.

a) Approval of Agenda

Chair Heck stated, hearing no objections, the agenda is adopted.

b) Approval of Minutes – July 25, 2011

Motion by Stulberg and second by Sandholm to approve the minutes from the July 25, 2011 Planning Commission meeting as presented. Motion carried 5-0.

2) PUBLIC HEARINGS:

a) Variance & Simple Subdivision: Application from David Mueller to adjust the lot line between two properties and construct a new home on the vacant lot with a lakeside setback variance from 75 feet to 35 feet at 3430 Kings Point Road, R-1 Zoning, PID#~~27-117-24-13-0020~~, & 27-117-24-13-0019.

Rothstein presented the informational report dated August 22, 2011.

Pollmann arrived at 7:12 p.m.

David Mueller (3430 Kings Point Road) stated he has worked with staff on the variance and lot line request. He has talked to the Watershed District and has shown them the plan. Mr. Mueller stated the watershed indicated they would work with him because of the size of the lot and wetlands.

Chair Heck opened the public hearing at 7:19 p.m.

Allan Liebrez (3450 Kings Point Road) stated he had sent in a letter to staff. He questioned the right of ways that were being considered in the past requests for this variance.

Rothstein stated in the past the right of way has been shown. She stated title work has been done on Kings Point Road and when this was done it was shown the easement was not dedicated.

Jim Blakeway (3466 Kings Point Road) handed out the original owners request to build on this property and the comments from Mr. Mueller in 1993. Mr. Blakeway does not

feel this request is in keeping with the neighborhood and the home being requested is extreme.

Rob Gardner (3410 Kings Point Road) stated concern with this variance setting precedence with future requests.

Robin Green (3427 Kings Point Road) stated she does not support the variances as requested. She questioned the lot line adjustment. Rothstein stated the street side does meet the requirements.

Chair Heck closed the public hearing at 7:32 p.m.

Discussion from the Commission included:

- The east portion of Kings Point road has 33 feet of dedicated right of way and to the west of the Muellers there is not dedicated right of way.
- Past variances in the neighborhood
- Variance criteria and hardship
- Size of the structure
- Ensuring adequate protection of the lake

Motion by Stulberg and second by Heck to recommend to City Council approval of the Application from David Mueller to adjust the lot line between two properties and construct a new home on the vacant lot with a lakeside setback variance from 75 feet to 35 feet at 3430 Kings Point Road, R-1 Zoning, PID#s 27-117-24-13-0020, & 27-117-24-13-0019. With the conditions listed in the staff report and because the degree of variances has been downsized. Motion carried 6-0.

The Commission felt this was an extreme situation.

b) Code Text Amendment: Consider Ordinance 401 Amending Section 500.03, Section 505.05 SUBD. 9, & Adding Section 500.44 Providing for Variances.

Abel presented the informational report dated August 22, 2011.

Chair Heck opened the public hearing at 8:01 p.m.
Hearing nothing, Chair Heck closed the public hearing at 8:01 p.m.

Motion by Strandell and second by Watson to recommend to City Council approval of Ordinance 401 Amending Section 500.03, Section 505.05 SUBD. 9, & Adding Section 500.44 Providing for Variances. Motion carried 6-0.

3) BUSINESS ITEMS:

a) Excavation/Fill Threshold Discussion

Abel presented and discussed the informational report dated August 22, 2011.

Commission concurs on holding a public hearing at the next Planning Commission meeting.

4) INFORMATIONAL ITEMS:

a) Staff Reports

b) Council Reports

Woodland Cove Development
Fire Studies are close to being done
Budget discussions

5) ADJOURNMENT

Motion by Strandell and second by Heck to adjourn. Motion carried 6-0. The meeting adjourned at 8:28 p.m.