

January 7, 2020

The Scandia Planning Commission held their regular monthly meeting on the above date. The following were in attendance: Commissioners Greg Amundson, Jan Hogle, Perry Rynders and Chair Dan Squyres. Absent: Commissioner Travis Loeffler. Staff present: City Planner Merritt Clapp-Smith, City Administrator Ken Cammilleri and Deputy Clerk Brenda Eklund. City Council liaison Jerry Cusick was also present.

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

APPROVAL OF AGENDA, MINUTES

Rynders, second by Amundson, moved to approve the agenda as presented. Motion carried 4-0.

Rynders, second by Hogle, moved to approve the December 3, 2019 meeting minutes as presented. Motion carried 4-0.

DISCUSSION ON TABLED VARIANCE APPLICATION FOR A NEW SINGLE-FAMILY DWELLING AT 18630 NORELL AVENUE, CHAD AND AMY NELSON. (PC RESOLUTION NO. 2020-01)

In November, a public hearing was held for a variance application from Chad and Amy Nelson to remove an existing cabin and construct a new single-family dwelling at 18630 Norell Avenue. Based on a site visit, application review and public hearing comments, the Planning Commission indicated that the applicant did not make the necessary findings to justify a variance. The Commissioners tabled the item and requested the applicants revise the site plan to better fit the buildable area of the parcel.

Planner Clapp-Smith explained that the new survey submitted on December 23, 2019 shows a reduced degree of variances as the Commissioners requested. The table below was presented showing the changes from the original application:

Requirements in GR Districts	Existing	Proposed	Non-Conforming or Variance
Lot Size – 2 acre minimum	0.47	0.47	Non-Conforming
Road frontage – 160 feet	100 feet	100 feet	Non-Conforming
Front Setback – 40 feet	7 inches	20 feet	Variance of 20 feet
Side Setback – 20 feet	About 11 feet from south side lot line. About 30 feet from north side lot line.	7.5 14 feet from south side lot line. 20 42 feet from north side lot line.	Variance of 12.5 6 feet on south lot line. Conforming Variancee of 8 feet on north lot line.
Big Marine OHWL setback – 100 feet	More than 140 feet	79.1 73.5 feet	Variance of 20.9 26.5 feet

Planner Clapp-Smith stated that the changes resulted in lot coverage being reduced from 25% to 24.4% based on the revised survey. Clapp-Smith said that the findings for meeting the criteria for variances has been met and recommended approval with four conditions written into a resolution.

Applicant Chad Nelson presented graphics which described the revisions to relocate and reposition the dwelling on the property to reduce the intensity of the variances needed and said is the best solution they can provide.

Commissioners agreed that the applicants did significant work to make improvements based on their November discussion on the request to minimize the necessary variances.

Rynders, second by Amundson, moved to adopt PC Resolution No. 2020-01, recommending approval for variances at 18630 Norell Avenue. Staff noted that Condition #3 should include language that any other permits required from regulatory agencies must be obtained.

Rynders, second by Amundson, moved to amend PC Resolution No. 2020-01 with additional language to Condition #3, and adopt the amended resolution. Motion carried 4-0.

The recommendation for approval will be presented to the City Council at their January 21, 2020 meeting.

DISCUSSION ON TABLED VARIANCE APPLICATION FOR A NEW SINGLE-FAMILY DWELLING AT 12632 182ND STREET NORTH. APPLICANT MIKE MANN ON BEHALF OF PROPERTY OWNERS JANA AND DENNIS PALKERT (PC RESOLUTION NO. 2020-02)

In December, a public hearing was held for a variance application from Mike Mann of Lecy Bros. Construction on behalf of property owners Jana and Dennis Palkert, to remove an existing structure and construct a new single-family dwelling at 12632 182nd Street. Based on a site visit, application review and public hearing comments, the Planning Commission indicated that the applicant did not make the necessary findings to justify a variance, and that the proposed home appeared to have options to shift location and size to better align with the buildable envelope of the parcel. The Commissioners tabled the item and requested the applicants revise the site plan to better fit the buildable area of the property.

Planner Clapp-Smith explained that the new survey submitted on December 27, 2019 shows a reduced degree of variances as the Commissioners requested. The table below was presented showing the changes from the original application:

Requirements in GR Districts	Existing	Proposed	Non-Conforming or Variance
Lot Size – 2 acre minimum	0.614	0.614	Non-Conforming
Road frontage – 160 feet	160 feet	160 feet	Meets standard

Front Setback (from road) – 40 feet	130 feet	40 feet	Meets standard
Side Setback – 20 feet	About 40 feet from north side lot line. About 45 feet from south side lot line.	20 feet from north side lot line. 10.5 15.1 feet from south side lot line.	Meets standard Variance of 4.9 9.5 feet on south lot line.
Big Marine OHWL setback – 100 feet	32.2 feet to front deck of residential structure.	68.3 71.6 feet	Variance of 28.5 31.7 feet

Planner Clapp-Smith described comments from the City Engineer to address erosion control and drainage on the challenging topography. In response to the Watershed and DNR’s comments, the applicant significantly reduced the use of proposed retaining walls. These comments were incorporated into a resolution for approval with 8 conditions.

Dennis Palkert, property owner, stated that multiple designs and iterations were proposed to address the Commissioners concerns, resulting in an improved setback from Big Marine Lake.

Jeff Peterson, 12628 182nd Street, said the new plan is an improvement and asked that the grading plan address any runoff that could flow to his property. Peterson questioned the contours of the property; he would support a home closer to the lake if it would reduce grading and preserve the natural topography.

Mark Lecy, the builder, answered questions about excavation on the site. Chair Squyres noted that Mr. Peterson made a good point to consider – that topography should be considered in balancing the distance from a water body.

Amundson, seconded by Rynders, moved to adopt PC Resolution No. 2020-02, recommending approval for variances at 12632 182nd Street North. Motion carried 4-0.

The recommendation for approval will be presented to the City Council at their January 21, 2020 meeting.

FUTURE AGENDAS

Election of Chair and Vice-Chair of the Planning Commission will be conducted at the February 4, 2020 meeting.

ADJOURNMENT

Rynders, second by Hogle, moved to adjourn the meeting. Motion carried 4-0.

The meeting adjourned at 7:50 p.m.

Respectfully submitted,

Brenda Eklund
 Deputy Clerk