

February 13, 2013

The Scandia Planning Commission held their regular monthly meeting on the above date. The meeting was postponed from February 5, 2013 due to lack of a quorum. Chair Christine Maefsky called the meeting to order at 7:00 p.m. The following were in attendance: Commissioners Jan Hogle, Steve Philippi, Peter Schwarz and Commission Chair Christine Maefsky. Tom Krinke's term on the Planning Commission ended on February 1, 2013. Staff present: City Administrator Kristina Handt, City Planner Sherri Buss and Deputy Clerk Brenda Eklund.

APPROVAL OF AGENDA

City Planner Buss requested a discussion on a livestock and acreage question. Chair Maefsky added this as Agenda Item 5.b). **Schwarz, seconded by Hogle, moved to approve the agenda as amended. The motion carried 4-0.**

APPROVAL OF MINUTES

Commissioner Philippi noted corrections to the January 7, 2013 minutes. "Consensus" was replaced with "discussed Alternative 3" on page 2, paragraph 7. "...summary notes on his entire CUP report including property values" was added to the final paragraph on page 3. **Hogle, seconded by Maefsky, moved to correct the January 7, 2013 minutes as recommended by Philippi. The motion carried 4-0.**

STEPHAN REQUEST REGARDING EVENT USE

Planner Buss explained that the City Council was approached with a request from Sydney Stephan, 22200 Meadowbrook Avenue, to create an event center on his property to host outdoor events such as weddings, fundraisers, company picnics and similar events. The City's ordinance does not currently have a use that fits what he is proposing, and the Council requested that the Planning Commissioners consider whether the use should be permitted in the code.

Planner Buss provided a memo with an example of a "ceremony facility" definition adopted by a local community. Commissioner Hogle stated that the Agritourism use within the code is not too far off from Mr. Stephan's request and perhaps the definition could be expanded to include events.

Chair Maefsky recommended a subcommittee be formed to further research the issues related to an events use. Commissioner Schwarz recommended that former members of the Comprehensive Plan Committee be invited to be part of the proposed committee. Maefsky and Hogle volunteered to be on the subcommittee.

City Administrator Handt stated that the recommendation to establish an advisory committee would be presented to the City Council at their February 19 meeting.

PROPERTY/LIVESTOCK QUESTION

Planner Buss explained that she had gotten a question related to property size and the keeping of horses. The property in question is 4.75 acres. The City's code requires a minimum of 5 acres to keep any livestock, except fowl. Buss described an "administrative deviation" used by other

communities which would allow marginal properties to meet code requirements if the use does not negatively affect surrounding properties and is consistent with the goals of the Comprehensive Plan. This type of request could come to the Planning Commission or be done administratively, with no variance process required.

Chair Maefsky thought that the City's code makes an exception for properties that meet 80% of the acreage requirement. Buss stated that she could not find this exception within the Code, but will search again and report back at a future meeting.

VARIANCES FROM LOT REQUIREMENTS, LOT COVERAGE, AND SETBACKS TO CONSTRUCT A NEW SINGLE-FAMILY DWELLING AT 19107 LAYTON AVENUE. BRYAN AND KAREN CRANE, APPLICANTS.

The Planning Commission held a public hearing on January 2, 2013 regarding the application of Bryan and Karen Crane to request variances to build a home on a non-conforming lot in the Shoreland Zone of Big Marine Lake. The Commission tabled the application and directed the applicants and their representatives to make revisions to the plans to comply more closely with the 25% lot coverage standard in the Shoreland Ordinance.

Planner Buss explained that revised plans and calculations were submitted on January 15 but the lot coverage remained above the 25% standard. The septic tank and well were moved to meet the setback requirements and no longer required a variance. The size of the storage area was reduced slightly, but the other dimensions of the structures did not change from the plan reviewed on January 2. Pervious materials for the driveway and entry sidewalk replaced the impervious surfaces proposed in the initial plans, but the Commission determined that no reduction in lot coverage be allowed for pervious materials due to maintenance needs and the potential to become impervious over time. It was noted that this determination was consistent with previous applications.

Planner Buss presented a draft resolution granting approval of variances for lot size of 0.31 acres, setback of 30 feet from the Ordinary High Water Mark, and setback of 28 feet from the roadway, but not approval for lot coverage above the OHWL greater than 25%.

Gina Carlson, representative of the Cranes, requested that she present information that the Shoreland Ordinance should not apply to the parcel because it was created before 2007, the ordinance adoption date. It was earlier determined by the City Attorney that the Shoreland Ordinance does apply, and the Commission dismissed Ms. Carlson's assertion. Ms. Carlson proposed a calculation of lot area, but City Administrator Handt directed her to Section 7.1 of the Code which states lot area is defined as land above the normal ordinary high water mark.

Karen and Bryan Crane stated that they were looking for a way to make their proposal work. Planner Buss explained that the setback variances could be approved and directed them to meet the 25% lot coverage standard.

Doug Salmela, 19019 Layton Avenue, stated that the homes in the neighborhood are all under the 25% lot coverage and have found a way to make homes fit on the small lots.

Philippi, seconded by Schwarz, moved to request the Applicants submit a revised plan to staff that meets the 25% lot coverage by February 22, 2013 and continue discussion at the March 5, 2013 Planning Commission meeting. The motion carried 4-0.

ADJOURNMENT

Hogle, seconded by Philippi, moved to adjourn the meeting. The motion carried 4-0.

The meeting adjourned at 8:44 p.m.

Respectfully submitted,

Brenda Eklund
Deputy Clerk