

**MINUTES
PLANNING COMMISSION**

JUNE 20, 2016

Chairman Ron Mehr called the meeting to order at 6:00 p.m. Other members present were Darlene Loven, Bob McDaniel, and Neil Herzberg. Randy Christman was absent. Also present was Renee Eckerly, City Administrator and Brad Mehlhop, Building Official.

**Motion was made by Herzberg to approve the minutes of the June 6, 2016
Planning Commission meeting. Seconded by Loven and unanimously carried.**

VARIANCE REQUEST – CASEY’S RETAIL

Mehr reviewed the Variance Application from Casey’s Retail Company to allow the construction of a 16 foot x 36 foot building addition to expand the existing structure, which structure requires a Variance from the rear yard setback requirement of Chapter 11, Section 11.41, Subd. 5, which requires a rear yard setback of 20 feet. The proposed addition to the structure would match the existing setback being two (2) feet from the rear property line, thereby requiring a Variance of 18 feet from the strict requirements of Chapter 11, Section 11.41, Subd. 5A.

1. The property in question is located at 222 Business 23 E., Paynesville, MN 56362.
2. The property in question is currently zoned “C-2” – Highway Commercial District
3. The property in question is Tax Parcel Nos. 70.38851.0000 and 70.38937.0000, which parcels are legally described as follows, to-wit:
Lots Eleven (11) and Twelve (12) in Block Two (2) of Gilbert’s New Addition to Paynesville, according to the plat and survey thereof now on file and of record in the Office of the County Recorder, in and for Stearns County, Minnesota.
4. The owner of the property described above is Casey’s Retail Company.
5. An appropriate Variance application has been filed and the required fee has been paid.

The structure shall, in all other respects, comply with the requirements of Chapter 11 of the City Code, and specifically the requirements of Chapter 11, Section 11.10, Subd. 4d, requiring that commercial and industrial districts adjacent to residential districts and not divided by streets, there must be a screening fence not to exceed eight (8) feet in height and not to be less than six (6) feet in height, screening 80% of the area from the adjacent residential district. Staff has viewed the site and believes Casey’s has built over the lot lines and recommends that Casey’s combine the lots. Casey’s has been contacted and staff is waiting on them to confirm the legal description, address and to reply to combining the lots. To date no response has been received.

**Motion was made by McDaniel to approve the Casey’s Report & Recommendation
Of Planning Commission On Application For Variance and recommend such to the
City Council. Seconded by Herzberg and unanimously carried.**

ZONING ORDINANCE CODIFICATION

This item was tabled.

BUILDING INSPECTOR REPORT

Mehlhop reported that he will be taking the Limited Building Official test on June 30, 2016.

NEXT MEETING

The next meeting will be July 18, 2016 at 6:00 p.m.

There being no further business, the meeting was adjourned at 6:20 p.m.