

MINUTES PLANNING BOARD

JANUARY 6, 2020

Vice Chairperson, Carly Brockner called the meeting to order at 6:00 p.m. Members present were Randy Christman, Bill Fuchs, and Shawn Reinke. Ron Mehr was absent. Others present were Ron Mergen, Interim City Administrator and Kristin Leither, Social Media Specialist. Brad Mehlhop was also absent.

Motion was made by Reinke to approve the minutes from the December 2, 2019 Planning Board meeting. Seconded by Fuchs and unanimously carried.

MEMBER RESIGNATION

Ron Mehr has submitted his letter of resignation noting his service of six plus years.

Motion was made by Reinke to accept the resignation of Ron Mehr from the Planning Board, effective December 31, 2019 and recommend such to the City Council. Seconded by Christman and unanimously carried.

ELECTION OF OFFICERS

Motion was made by Fuchs to elect Brockner as Chairperson. Seconded by Reinke and unanimously carried.

Motion was made by Reinke to elect Fuchs as Vice Chairperson. Seconded by Christman and unanimously carried.

Motion was made by Reinke to elect the City Administrator position as Secretary. Seconded by Christman and unanimously carried.

VARIANCE REQUEST

Brockner reviewed the following information:

The City has received a Variance Request from Shane Schmidt of 411 Koronis Avenue, Paynesville, MN 56362, to add on a porch which will not meet the front setback requirement of City Code, Chapter 36, Section 36-42(e)(1), which requires a 20 foot front hard setback from the road right-of-way. The residence currently meets the 20 foot setback from Koronis Avenue, but with the addition of an enclosed porch area 9 feet wide from North to South, and 8 feet wide from the existing structure to the West, and steps leading up to the porch 4 feet, the structure will no longer meet the 20 foot setback, and will require a 12 foot variance from the strict requirement of the ordinance, with the improvements after construction being 8 feet from the road right-of-way. The structure is currently a non-conforming structure because it does meet the side setback requirement of a total of not less than 13 feet in combined setback on the two (2) sides, both sides of the existing structure being 5 feet from the property line, but the Variance requested here does not increase the non-conformity under Section 36-6 of the City Code.

The property is Tax Parcel No. 70.39253.0000, which parcel is legally described as follows:

Lot Three (3), Block Two (2), in Residence Park Addition to the City of 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.

Mr. Schmidt is not able to build the porch on the side of the house due to close proximity of the property lines. He is also not able to construct the porch on the backside of the home due to a kitchen window, door, electrical services, and water/sewer services in this location.

The City Attorney drafted the Report & Recommendation prior to leaving on vacation based on the information submitted in the application. City staff has done some measuring and it appears that the dwelling is only 17 feet from the road right of way rather than 20 feet (measured from the middle of the street). Therefore, the dwelling is a non-confirming structure as previously indicated and this addition will be increasing the non-confirming. As you can see in the photos, on this block a number of the house do not meet the front set back, therefore; adjacent structure measurements were conducted. The average setback is 12 feet and this dwelling would only be 9 feet; thus, still requiring a variance. Staff will revise the measurements and wording in the Report & Recommendation reflecting the new information that has been obtained once the Planning Commission approves or denies the Variance and before it goes to the City Council.

The Report & Recommendation was reviewed and the questions were answered.

Motion was made by Christman to approve the Report & Recommendation of Planning Board on Application for Variance, with changes to the measurements and wording reflecting the new information that has been obtained. Seconded by Fuchs and unanimously carried.

MEMBER APPOINTMENT

A letter from Katy Westlund was reviewed noting her interest in serving on the board.

Motion was made by Reinke to accept the appointment of Katy Westlund to the Planning Board and recommend such to the City Council. Seconded by Christman and unanimously carried.

There being no further business the meeting was adjourned at 6:25 p.m.