



## PLANNING COMMISSION MEETING MINUTES

COUNCIL CHAMBERS

TUESDAY, OCTOBER 3, 2022

6:00 PM

### 1. Call to Order/Approve Agenda

Vice Chair Campbell called the meeting to order at 6:00. Present were Commissioner Albers, Commissioner Jackson, Commissioner Temple.

Absent: Commissioner White and Chair Ackman.

### 2. Approval of the Minutes September 6, 2022 Meeting

Commissioner Temple made a motion to approve the September 6, 2022 meeting minutes, seconded by Commissioner Albers. Motion carried on a 4/0 vote.

Commissioner Temple inquired about approving the agenda. Vice Chair Campbell then requested a motion to approve the agenda. Commissioner Temple made the motion, seconded by Commissioner Jackson. Motion carried on a 4/0 vote.

### 3. Public Hearings

#### A. Application for Variance from the Required Setbacks from Property Lines for the Outdoor Storage Area Proposed for Malecha Auto Body Shop at 2005 2<sup>nd</sup> Avenue NW, also known as 190 2<sup>nd</sup> street NW.

Before the presentation Commissioner Jackson commented that we should refer to the project as the new Malecha Auto Body as previously referenced.

Waldock then began the presentation stating that the property owner and applicant, William Malecha, is seeking approval of setback variances for the outside storage area in the northeast corner of his site at 2005 2nd Avenue NW (also known as 190 20th Street NW). Last month the Planning Commission and City Council approved conditional use permits for major auto repair and shoreland district development, preliminary and final plat approval for MAB Addition and approved the vacation of and easement that crossed the development area on site. Since the time of the prior approvals, they have determined that the eastern treeline adjoining their site encroaches further into the property than they thought. They are now seeking setback variances for the storage area in order to shift the fencing and storage lot surface to the west to better avoid clearing the natural tree line on the east side of the site. The City is planning a trail on adjoining property to the east and the variance will allow the applicants to better preserve this natural growth of trees and better screen their storage area from the trail.

Vice Chair Campbell then opened up discussion. Commissioner Albers then asked who came up with this recommendation. Waldock stated that the applicant did and wanted to



preserve more trees.

Vice Chair Campbell opened up the public hearing at 6:09 p.m. Dennis Rothstein of 2029 2<sup>nd</sup> Ave NW then came forward and wondered if this was changing his property line. It was explained to him that its actually extending the setback another 5' to 10' instead of the 5' to allow them to try to keep the trees. No one else came forward and Vice Chair Campbell then closed the public hearing at 6:11 p.m.

As for further discussion, Commissioner Temple stated that this request is fairly straightforward and a common-sense measure.

A motion was made by Commissioner Temple, seconded by Commissioner Albers to recommend that the City Council approve the applicant's Variance from the Required Setbacks from Property Lines for the Outdoor Storage Area Proposed for Malecha Auto Body Shop at 2005 2nd Avenue NW, also known as 190 20th Street NW subject to the required findings and conditions as presented. Motion carried on a 4/0 vote.

**B. Application for a Conditional Use Permit for a Residential Garage of 1080 Square Feet in Area located at 2700 Western Avenue**

Waldock began his presentation stating that Kenneth Lake home owner/applicant is seeking to construct a 1080 SF detached garage on his 9-acre homestead site in the R-3 Medium Density Residential District at 2700 Western Avenue. The property is within the Shoreland Overlay District. Mr. Lake needs storage for some collector cars he owns. His property includes a 1240 SF ranch style home with a full walkout basement. The home has a large (720 SF) attached garage which is to be attached to the home by a new breezeway under construction at this time. The plan includes extending the asphalt driveway to serve the new garage north of the home on site.

A motion was made by Commissioner Jackson, seconded by Commissioner Temple to recommend approval of a Conditional Use Permit for the 1080 SF residential garage with paved driveway extension, subject to the condition that the garage plan be revised to meet the 150' minimum setback from the water line of the lake as presented. The motion carried on a 4/0 vote.

**4. Boards and Commissions Reports, Announcements and Project Updates**

**5. Adjournment**

A motion was made by Commissioner Albers, seconded by Commissioner Jackson to adjourn 6:43. Motion carried on a 4/0 vote.

By: 