

Pursuant to due call and notice thereof, a Planning Commission meeting was held on Tuesday, July 15, 2008 at 6:30 p.m.

At 5:30 p.m. Dave Blattner gave a walk-through tour of the new Blattner building. The following were in attendance: John Grutsch, Hugh Knox, Kurt Marthaler Amy Pogatchnik, Bob Pogatschnik, Katie Reiling, Eric Larson

PRESENT: Rick Fischbach, Bob Pogatschnik, Katie Reiling, Eric Larson

ABSENT: Doug Millaway

The meeting was called to order at 6:33 p.m.

MINUTES OF JUNE 17, 2008

Motion was made by Bob Pogatschnik to approve the minutes as stated, second by Rick Fischbach, all in favor and carried.

BRAD HERKENHOFF VARIANCE-PUBLIC HEARING

Brad Herkenhoff explained that he would like to purchase a boat and he would rather have the boat indoors which is why he would like to build a shed. He also would like to widen his driveway. Brad Herkenhoff explained that his hardship was that he was unable to add onto the primary residence/garage because of side setbacks. The planning commission would like Brad Herkenhoff to come up with some other ways to make this project work. The planning Commission explained the pervious pavers which would subtract ½ off of the total impervious surface coverage area. They brought up the idea of possibly ripping out the patio in the rear and putting in an above ground deck with grass underneath-not to exceed 144 sq. ft. The planning commission tried to come up with ways to make the project work without exceeding the 25% impervious surface coverage. Brad Herkenhoff will measure everything on his lot again and see if he missed anything and then contact Amy to run the numbers again.

Motion by Bob Pogatschnik to close the public hearing and to table the variance request until the August meeting, second by Eric Larson, all in favor and carried.

BILL BLONIGEN-PJ'S SUPPER CLUB

Andreasons were at the meeting to discuss the project. The electric pole is further away from the building than originally thought. We need to get a hold of Ray to find out what the Right of Way is on this road. P.J.'s will need to get the Deed to us, also. A Liability Release would be the same as the type of release that Fischer's have. The Planning Commission wants to make sure the City cannot be held liable for and damages. After we get the Deed from P.J.'s Amy will talk to Jodi and Ray and see what the next step will be.

RYAN EIDEN & JOHN KLEIN-809 UPPER SPUNK LAKE

The property was just rezoned from Agricultural to C-2. They are planning on opening a new and used auto parts sales warehouse. They will dismantle vehicles and ship parts through DHL or ebay. There will be no vehicles stored on site. The Planning Commission feels that because it is not clear that dismantling vehicles would fall under the permitted uses for C-2, they would like a Conditional Use Permit issued so there can be an annual review of the property. The Planning Commission did explain the Conditional Use Process and they took the paperwork with them to complete.

814 CHINOOK AVE SW

Amy needs to get information from various parties to continue with this project. Amy will need a Survey from the property owner to find out where the OHWL mark is. The issue has been brought up as to whether the basement is below the OHWL mark and also there may be issues with the placement of the driveway through wetland areas.

ZONING ORDINANCE

The Planning Commission would like a resolution to change the zoning ordinance book as follows:

Under Chapter 2 Definitions and Terms:

Subd. 1. Accessory Building or Facility.

“Accessory structure” or “Facility” means any building, **any impervious surface** or improvement subordinate to a principal use which, because of the nature of its use, can reasonably be located at or greater than normal structure setbacks.

Chapter 21 General District Provisions

Subd. 3 Accessory Buildings

B. For the purpose of this Ordinance setbacks shall be measured from the property line. Accessory buildings, including **detached** decks, may encroach into the required side and rear yard setbacks with the rear yard of a lot, except, however, that no such encroachment may occur on required:

Chapter 21 General District Provisions

Subd. 3, (add a section)

9. Construction of an accessory structure on a lot may not precede construction of the principal structure and must follow all requirements under Subd. 4 General Building and Yard Regulations.

Motion by Bob Pogatschnik to recommend approval of resolution to make changes to the Zoning Ordinance, second by Rick Fischbach, all in favor and carried.

MISC.

The Planning Commission would like Randy Jenniges to attend a Planning Commission meeting to review the impervious surface coverage in Avon Estates. They want to make sure everyone is on the same page before the construction begins.

The meeting was adjourned at 8:35 p.m..

Respectfully submitted,
Amy Pogatchnik