

Pursuant to due call and notice thereof, a regular Planning Commission Meeting was held on Tuesday, July 21, 2015.

**PRESENT:** Ed Dunn, Mary Sieben, Katie Reiling, Rick Fischbach, Hugh Knox, Jim Thares, Amy Pease

**ABSENT:** Dick Glatzmaier

The meeting was called to order at 5:35 p.m.

### **MINUTES OF MEETING**

*Motion to approve the June minutes by Rick Fischbach, second by Ed Dunn. All in favor; motion carried.*

### **VARIANCE-LOT 2 BLOCK 4**

Rick Fischbach opened the public hearing.

Tim and Donna Backes were present at the meeting to talk about the variance request for this lot. Mr. Backes explained that the potential owner has a specific house plan that she wants to have built. The lots in the other cities that she has looked at are big enough to fit her house plan. Mr. Backes has worked with the house plan and has made the house as small as the potential owner would allow the home to be made. The home is designed to meet her age/health needs. Mr. Backes stated that they tried to get her to build on 2 lots in the patio section but she would like a lot in the Avon Estates section.

Mr. Backes states that there will be plenty of slope with the 5' setbacks to make sure that we get the property drainage between the two lots. These particular lots are very narrow. Across the street the lots are slightly larger and there were several lots that were combined. Ed Dunn asked if we could replat that section so we could make the lots larger so they would be easier to sell. It was noted that replatting would be too costly, but we could add a section in the ordinance regarding Block 4 to change the side setbacks. This will eliminate future problems with these lots in Block 4. Anyone who is building a 2 story would be able to put a smaller footprint of a house on the lot but because this is a one level patio home it is harder to work with.

*Motion to close the public hearing by Ed Dunn, second by Rick Fischbach. All in favor; motion carried.*

*Motion was made by Rick Fischbach to recommend approval of the 5' side setbacks, second by Katie Reiling. Ed Dunn did not vote for approval. Mary Sieben arrived at the meeting at 6:17 p.m. and was not able to vote.*

*Motion by Rick Fischbach to add a section into the zoning ordinance book under the R-1 section to allow 5' side setbacks on all lots in block 4 of Avon Estates, second by Ed Dunn. All in favor; motion carried.*

### **112 AVON AVE S**

There are currently two people interested in the city owned building (police) on Main Street.

### **Personal Boat Workshop**

Mark Mulvey was present at the meeting. Mr. Mulvey has been a boat mechanic in the past and he would like to get back into the business. His plan is to find a building in the area to work on boats. He would mostly be working on high class/expensive electrical boats. He would not offer any boat services to the residents of Avon.

This would be a building that would support his hobby of boat building and his prospective clients would be from areas such as Lake Minnetonka. Mr. Mulvey stated that the marine places are not up to date in this area. He is a Mercrusier Master and stated that there are only 8 or 9 in the state.

He would try to fix up the building the best that he could. If he ever needed a place to show off his product he might look at redoing the building. His desire is to not have anything setting outside. He doesn't like the look of chainlink fences. The fence that was up in the past was the same material as the building and that is probably what he would put back up. Rick Fischbach asked what the timeline was as far as purchasing the building. Mr. Mulvey would like to make a decision in a month. There will be no signage on the building unless he does decide to do retail in the future.

Mr. Mulvey did note that the City might want to look into the gas bill which had a lowest bill of \$300 in the summer. There is an electric water heater so there should be no gas usage.

Ed Dunn stated that this use is best suited for a C-2 zoning. The Planning Commission feels that because this is not an actual service to people that it is hard to fit this into the C-1 zoning.

### **Car spa**

The planning commission reviewed the email from Kyle Macho regarding the type of business he would like to put in the police building. The Planning Commission would like more information regarding this business. Amy Pease will contact Mr. Macho and request that he attend the August Planning Commission meeting to go over questions that the committee has regarding his business.

### **NATIVE GRASS**

The Planning Commission discussed native grasses in R-1 areas. They feel that we need to stay within our ordinance and regulate the 6" height limit in yards. Native type grasses could be planted if it was in a garden (contained) area.

### Notes:

Amy needs to contact Rini to remove the cars in the back of building.  
Contact Klein regarding the fence on his property.

***Motion to close the meeting at 7:55 p.m. by Rick Fischbach, second by Mary Sieben, all in favor and carried.***

Respectfully Submitted  
Amy Pease