

CITY OF GAYLORD
Planning and Zoning Commission Agenda
Wednesday, July 13, 2016
5:30 p.m., City Hall

1. Call Meeting to Order
2. Consider 7-13-16 Agenda
3. Approval of Minutes –
 - a. June 8th - Regular Meeting
4. Front Yard Fence Request – Marissa Eccles
5. Comprehensive Plan Update – Rick Almich, Interim City Administrator
6. Open Forum - Comments from citizens in attendance
7. Other
8. Adjournment

**** Denotes amendments to the most recent draft of the agenda.**

Planning and Zoning Commission Meeting
Wednesday, June 8 13, 2016
5:30 pm, City Hall

MEMBERS PRESENT: Chairperson, Orlin Grack; Commissioners, Marilyn Bratsch, Jerry Gasow, Bill Schulte, Steve Boerner
COUNCIL PRESENT: Jessica Uecker
COUNCIL ABSENT: Chad Muchow
STAFF PRESENT: Kevin McCann, Administrator; Ivan Martinez, Intern
Public: Diana Karau, Scott Schultz, Dennis Vinkemeier, Mark Soeffker

1. Call Meeting to Order
Pursuant to due call and notice, thereof, the Planning and Zoning Commission was called to order in the City Hall Chambers by Chairperson Grack at 5:30 pm.
2. Consider June 8 13, 2016 Agenda
Motion made by Council Uecker; seconded by Commissioner Boerner to approve P&Z June 8, 2016 Agenda adding “trailer court” –Chair Orlin Grack Other. Motion passed 5-0.
3. Approval of Minutes:
Motion made by Commissioner Gasow; seconded by Council Uecker to approve May 11, 2016 Regular Meeting Minutes as presented. Motion passed 5-0.
4. PUBLIC HEARING – Variance Request – Scott Schultz
Request by Scott Schultz for a 14.0 foot variance from the front yard setback requirement of 30 feet from any right of way to construct a deck (10’ x 17’) addition with handicap ramp; reasoning hardship due to the lot depth in relation to the house and the front being the only logical location for a deck. Discussion held on various other options of deck location. Motion made by Commissioner Boerner to allow a 4 foot variance from the front yard setback of 30 feet from any right of way to construct a deck (10’ x 10’) within 26 feet of the right away; also replace current front steps and construct handicap ramp from the north side of house to sidewalk; have Avery Grochow update Certificate of Survey noting location change of deck; seconded by Council Uecker to recommend approval of variance to City Council based on no opposition and deck on back of home not feasible. Motion passed 5-0. Mr. Schultz was in agreement with the change.
5. PUBLIC HEARING – Variance Request – Dennis Vinkemeier
Request by Dennis Vinkemeier for a 14.4 foot variance from the front yard setback of not less than 30’ to construct an attached deck with ramp within 15.6 feet from any right of way. Discussion held. The proposed deck is to be “unattached” less than 30 inches in height (20-21”) with railing; the ramp is taken into consideration for future construction if needed. The proposed deck is considered a “patio.” Steps would be facing the south towards the driveway. Motion made by Commissioner Gasow; seconded by Commissioner Schulte to recommend to City Council the variance due to no neighbor opposition, the house is sitting less than 30’ from right of way already and a deck w/ramp is not feasible from back of house. Motion passed 5-0.

6. PUBLIC HEARING: Amend B-2 Zoning District to Include Storage Buildings as a Conditional Use Permit
City Administrator, McCann, presented the amended B-2 Fringe Central Business District Ordinance which added storage buildings under Conditional Uses. Motion made by Commissioner Schulte; seconded by Council Uecker to recommend the amendment of storage buildings to the B-2 Fringe Central Business District under Conditional Use. Motion passed 5-0.

7. Discussion regarding Possible Ordinance Amendments – Kevin McCann
 - a. Mobile Food Trucks – license and define operations of food truck vendors-tabled
 - b. Fencing – require certain distance from property lines – tabled
 - c. Opt Out Ordinance for healthcare dwelling – people can use RV to care for family members: Discussion held. Motion made by Commissioner Gasow; seconded by Council Uecker to opt out of the new health care dwelling law. Motion passed 5-0.
 - d. Dwelling unit restrictions – no RVs as residence – tabled
 - e. Decks – tabledCity of Gaylord Planning and Zoning has several ordinances already in effect; further discussions held at a later date.

8. Comprehensive Plan Update – Kevin McCann, City Administrator
McCann reported the next meeting date is June 22, 2016 with consultants.

9. Open Forum – Diana Karau inquired if there is an ordinance stipulating a commercial business held in rental property. Discussion held. Property owners have been notified.

10. Other: Chair Grack inquired about the trailer court environment. Discussion: City Police are currently doing nuisance violation checks.

11. Adjournment
Motion made by Commissioner Gasow; seconded by Commissioner Boerner to adjourn at 7:05 pm. Motion passed 5-0.

CITY OF GAYLORD ZONING PERMIT NO. ZP2016-15

Street Address of Property: 511 5th St.

Legal Description (Attach a separate sheet if necessary and indicate here by writing "See Attached" on the following line:
N. 45' of Lot 6, Block 36, August Maass Addition

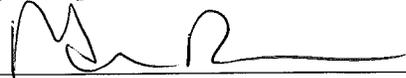
OWNER → Name: Aaron + Marisa Eccles Phone Number: 507-995-2730
Address: 511 5th St., PO Box 783, Gaylord,

Brief Description of proposed project:
5' Wood Fence In back of house - On S side of
Driveway, + S side of property until halfway up lot line
25' decorative Fence In front of house, from sidewalk to front of
house white picket - Marissa

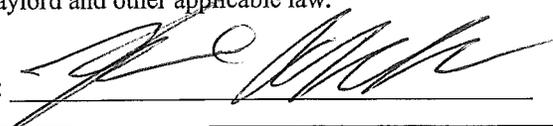
Zoning District Within Which the Property is Located:
R-1

Sketch the proposed property and all fixed structures **TO SCALE** using the grid paper on the back of this form, showing the information listed below. If the lot is 174'x134' or less one square should equal two feet. If a other scale is used, indicate that scale.

1. North directional arrow.
2. Location of proposed and existing structures on the lot, with the uses clearly labeled (house, garage, driveways, utility sheds, deck, carport, septic systems, wells, etc.).
3. Dimensions of lot.
4. Dimensions of front, side and rear yard setbacks of proposed and existing structures.
5. Dimensions of proposed and existing structures.
6. Names and locations of streets which adjoin the property, alleys must also be identified.
7. Other information as may be requested.

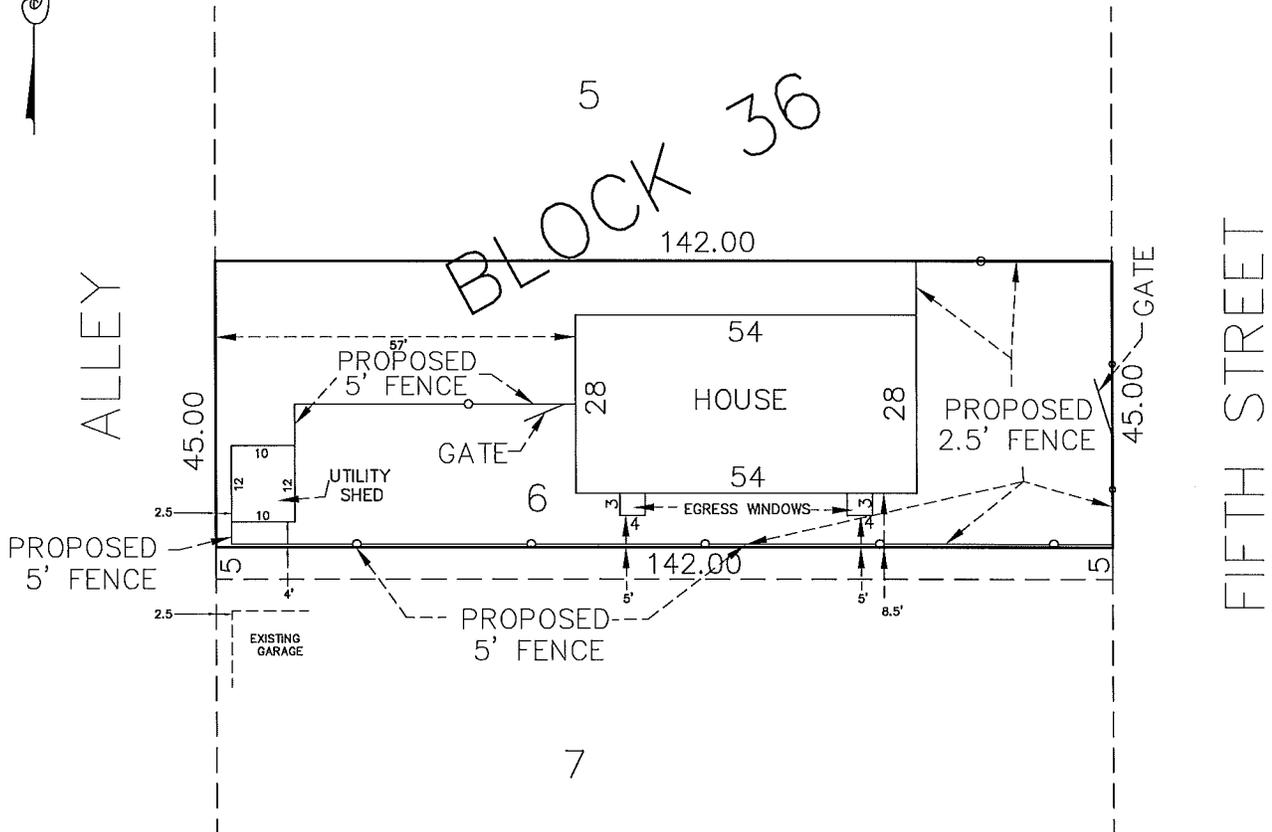
Signature of Applicant:  Date: 6-20-16

NOTE: This Zoning Permit is approved contingent upon the structure meeting conditions recited on this application and all applicable conditions contained in the Zoning Ordinance for the City of Gaylord. The Property Owner shall be responsible for any misinformation they've provided and any deviation from the information related to this application under the penalty provisions of the Zoning Ordinance of the City of Gaylord and other applicable law.

Signature of Zoning Administrator:  Date: 6/22/16

Zoning Administrator Notes: Approved as presented for back & side
Front requires P# 2 Approval

CERTIFICATE OF SURVEY



I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the state of Minnesota.

Avery Grochow

AVERY GROCHOW, LS

DATE 6/20/16 REGISTRATION NO. 15475

BUILDING PERMIT FOR
AARON ECCLES
 N. 45 FEET LOT 6 BLK 36
 AUGUST MAASS ADDITION
 CITY OF GAYLORD, MINNESOTA

- DENOTES IRON PIPE FOUND
 - DENOTES IRON PIPE SET BY RLS NO. 15475
- SCALE: 1 INCH = 30 FEET

JUNE, 2016

FILE NO. 2928



§ 153.197 GENERAL FENCING, SCREENING, LANDSCAPING AND STORAGE.

(A) All materials and equipment, except as provided in the district provisions of this chapter, shall be stored within a building or structure or screened so as not to be visible from adjoining properties, except the following:

- (1) Usable laundry equipment (clothes lines);
- (2) Recreational equipment and vehicles; and
- (3) Construction and landscaping material currently being used on the premises.

(B) No fence, wall, structure, coniferous trees or obstruction, other than chain link fences with openings of one and five-eighths inches to two inches not exceeding 48 inches in height, shall be erected, established or maintained on a corner lot within a triangular area bounded by the lot lines and a line connecting points on each lot line 20 feet from the intersection of the lot lines. An object within this area not exceeding 30 inches in height as measured from the centerline elevation of the street shall not be considered as an obstruction to vision. This section does not apply to the "B-1" District.

(C) No fence shall exceed eight feet in height and in the case of grade separation, the height shall be determined on the basis of measurement from the average point between the highest and lowest grade.

(D) In all commercial and industrial districts adjacent to residential districts and not divided by streets, there shall be provided along the property line, a 20-foot wide planting strip composed of grass, trees and shrubs. A screening fence may be utilized when approved by the Planning and Zoning Commission. The fence shall not exceed eight feet in height nor be less than six feet in height and shall screen up to 80% per square yard of area.

(E) In all zoning districts, the lot area remaining after providing for parking, driveways, loading, sidewalks or other requirements shall be planted and maintained in grass, sodding, shrubs or other acceptable vegetation or landscaping techniques.

(F) Prior to construction in I-2 and I-3 Districts, there shall be a complete site plan and landscaping plan with species indicated done by a landscape architect and a complete surface water drainage plan submitted to the city for its approval. A performance bond in an amount large enough to assure completion of the landscaping within two years of completion of the initial structure shall be required by the city to ensure completion of the landscaping.

(G) No chain link fence shall be allowed in a property's front yard. No other type of fence shall be allowed in a property's front yard without prior approval of the City Planning and Zoning Commission.

(Ord. 209.5, passed 12-14-1994; Am. Ord. 277, passed 5-4-2011)