

CITY OF GAYLORD
Planning and Zoning Commission Agenda
Wednesday, October 19, 2016
5:30 p.m., City Hall

1. Call Meeting to Order
2. Consider 10-19-16 Agenda
3. Approval of Minutes –
 - a. July 13th - Regular Meeting
4. PUBLIC HEARING – Variance Request – John Franke
5. Open Forum - Comments from citizens in attendance
6. Other
7. Adjournment

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

Memorandum

To: Planning and Zoning Members

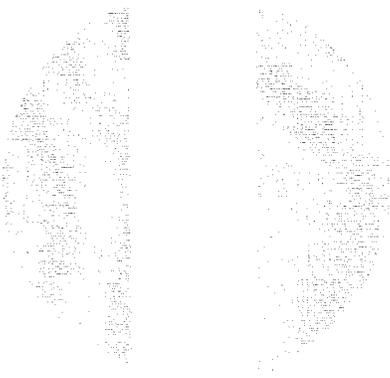
CC:

From: Richard Almich

Date: 10/14/2016

Re: Variance Request – John Franke – 360 Division Street

Orlin Grack is unable to attend the October 19th, 2016 Planning and Zoning Commission meeting. He asked that a memo goes out to all board members requesting them to view the permit site referenced above, before the meeting on the 19th of October.



Planning and Zoning Commission Meeting

Wednesday, July 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, Chad Muchow

STAFF PRESENT: Rick Almich, Interim City Administrator

Public: Ron Kirsch, Avery Grochow

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 July 13, 2016 Agenda

Motion made by Commissioner Boerner; seconded by Commissioner Uecker to approve P&Z July 13, 2016 Agenda. Motion passed 5-0.

3. Approval of Minutes:

Motion made by Commissioner Schulte seconded by Council Uecker to approve June 8, 2016 Regular Meeting Minutes as presented noting correction of date should be June 8, 2016 not June 8,13, 2016.. Motion passed 5-0.

4. Front Yard Fence Request -Marissa Eccles – represented by Avery Grochow

Discussion held: Front Yard Fence does not need a variance request if ordinance is met; discussion: if neighbors should be notified by letter. Motion made by Commissioner Schulte; seconded by Council Muchow to recommend approval for a 2 1/2 foot white picket fence to be installed in front yard at 511 5th St. Gaylord, MN. Motion passed 4-1. Rick Almich, Interim Administrator, will research other cities regarding front yard fences and bring back recommendations to clarify the ordinance.

5. Comprehensive Plan Update – Rick Almich, Interim City Administrator

Next committee meeting held August 3, 2016; will plan another Open House later part of August and will have a booth during Eggstravaganza in August.

6. Other – discussion only

Ron Kirsch would like to install a utility shed on Pat Kirsch's property. His question was if a "certified survey" really needs to be obtained when it meets setback guidelines. Rick Almich, Interim City Administrator will research and bring back recommendation.

7. Adjournment

Motion made by Commissioner Schulte; seconded by Commissioner Boerner to adjourn at 7:00 pm. Motion passed 5-0.

CITY OF GAYLORD
BOARD OF ADJUSTMENT
PUBLIC NOTICE
APPEAL FOR A VARIANCE

Notice is hereby given that on Wednesday, the 19th day of October 2016 at the hour of 5:30 P.M., or as soon thereafter that the matter may be discussed, in the Gaylord City Hall the Board of Adjustment will hold a public hearing on the application of John Franke for a variance on the property located at 360 Division Street. The property is legally described as:

R32.0322.000 –Poehler’s Addition, Lot-005, Block-009, Lot 005 and North 2 feet of Lot-004, Block-009, Rearrangement of North 1012 Feet of East 190,7 Feet of Block-009.

The applicant is requesting a two (2) foot, five and two-fifth’s (5-2/5) inch variance on the south west side and a two (2) foot, eleven and two-fifth’s inch variance on the south east side, from the side yard setback requirement of four (4) feet from the side lot line. If the variance is approved as requested the applicant will be allowed to construct an attached garage to a detached garage (accessory structure) within one (1) foot, five and two-fifth’s (5-2/5) inches on the south west side and a one (1) foot, three-fifth’s (3/5) inch variance on the south east side of the side property line. Written comments may be submitted to the city administrator prior to the public hearing. Please contact city hall to view a map of the site or to have any questions answered.



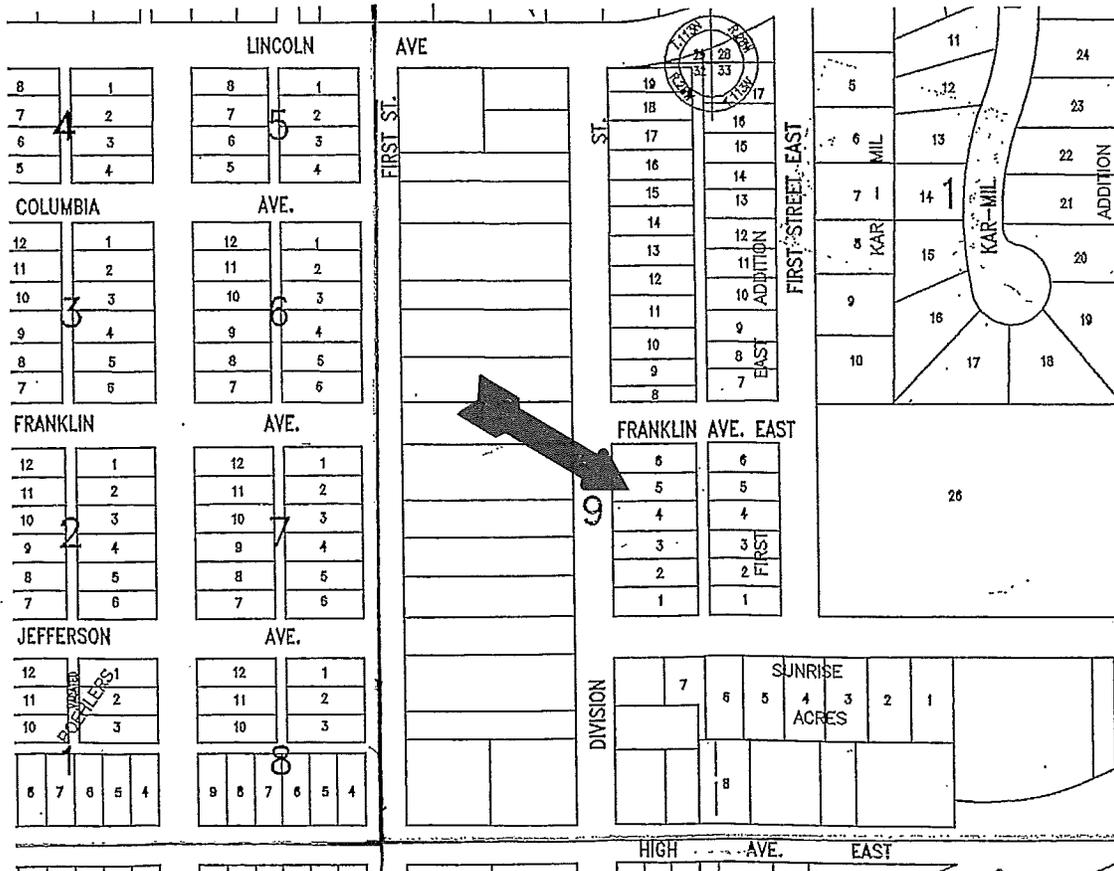
Per the authority of
Richard Almich
Interim City Administrator

PUBLISHED: October 6th, 2016
POSTED: October 4th, 2016

CITY OF GAYLORD
BOARD OF ADJUSTMENT
NOTICE TO ADJOINING PROPERTY OWNERS

Dear Property Owner:

An application for a variance to the Zoning Ordinance has been filed with the Board of Adjustment by John Franke. The property at issue is situated in a (R-1) Single and Two Family Residential District and is located at 360 Division Street. See map below.



If the application is approved as requested, the property owner would be allowed to construct an attached garage to a detached garage (accessory structure) within one (1) foot, five and two-fifth's (5-2/5) inches on the south west side and a one (1) foot, three-fifth's (3/5) inch variance on the south east side of the side property line. In order to construct the attached garage to a detached garage as desired the property owner must receive a two (2) foot, five and two-fifth's (5-2/5) inch variance on the south west side and a two (2) foot, eleven and two-fifth's inch variance from the existing side setback requirement.

A public hearing will be held by the Board of Adjustment on Wednesday, October 19th, 2016 at 5:30 P.M., at the Gaylord City Hall, at which time you may submit your views on the matter in person or by writing.

If you know of any interested property owner who, for any reason, has not received a copy of this letter, it would be greatly appreciated if you would inform them of the time and place of the hearing. If you have any questions please contact city hall at (507) 237-2338.

Posted: October 4th, 2016
 Published: October 6th, 2016

Richard Almich
 Per the authority of
 Richard Almich
 Interim City Administrator

GAYLORD BOARD OF ADJUSTMENTS

APPEAL FOR A VARIANCE TO THE ZONING ORDINANCE

VARIANCE NO. V2016-03

Revised: August 24, 1998

The Applicant John Frankie (Print Owner's Name) is the owner of property situated at 360 Division St Pobox 611 (Address of Property). A Plot Plan of said property, drawn to scale, is attached hereto, and made a part of this application. The property is legally described as: R32.0322.000 Behler's Add

Lot 5. & N 2' of Lot 4, Block 9
Of rearrangement of North 1012' of east 190.7 of Block 9

Lot-005 Block-009

REQUEST: Applicant requests a variance on the above described property from Section S # 2B2 of the Zoning Ordinance, as amended which requires A 4' Setback From Side Lot Lines
need 2.55 + 2.95 Variance (R-15)
S.W. S.E.

State exactly what is intended to be done on, or with property which does not conform with the Zoning Ordinance. Explaining in detail wherein your case conforms to the following requirements. Use additional sheets if necessary.

- 1. That the strict application of the provisions of the Zoning Ordinance would result in practical difficulties or unnecessary hardships inconsistent with it's general purpose and intent.
- 2. That there are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.
- 3. That the granting of a variance will not be materially detrimental to the public welfare or injurious to the property or improvement in such zone or neighborhood in which the property is located.

The project consists of extending the existing 14' x 24' garage to the back of the Lot for more space to store the cars in. The garage would be the same width that it currently is which is 14' and the length of 30' would be added to the back of the garage. The entire garage and addition would be re-roofed and sided with new materials to match the existing house. The existing garage is one foot off the property line!

NOTE: The Board of Adjustment is required to make a written finding of facts from the testimony that the applicant makes that the three conditions enumerated above exist, and in addition thereto must find that the granting of such variance will not be contrary to the objectives of the Comprehensive Plan. The Planning and Zoning Commission expects that the applicant will attend the Public Hearing to discuss the request.

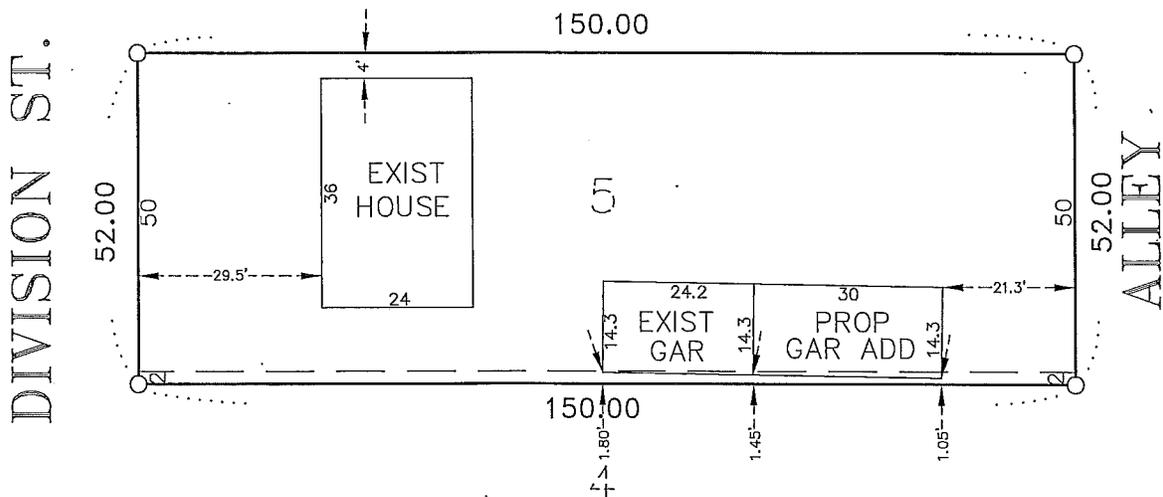
PD CR# 45250

Signature of Applicant: John W. Frankie

Date: Sept 27, 2016

ACTION TAKEN:

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.

John Grochow

 AVERY GROCHOW, LS

DATE 9/7/16 REGISTRATION NO. 15475

BUILDING PERMIT FOR
JOHN FRANKE
 LOT 5 & N. 2' OF LOT 4, BLOCK 9
 OF REARRANGEMENT OF NORTH 1012'
 OF EAST 190.7' OF BLOCK 9
 GAYLORD, MINNESOTA

○ DENOTES IRON PIPE SET BY RLS NO. 15475

SCALE: 1 INCH = 30 FEET

Sep., 2016

FILE NO. 2798

SIBLEY SURVEYORS, INC.
 GAYLORD, MINNESOTA

