



CITY OF GAYLORD
Planning and Zoning Commission Agenda
Wednesday, October 25, 2017
5:30 p.m., City Hall

1. Call Meeting to Order
2. Consider 10/25/2017 Agenda
3. Approval of Minutes –
 - a. May 10th Regular Meeting
4. Public Hearing
 - a. Variance Request – Silvio Amorim
5. Discussion Items
 - a. None
- b. Open Forum - Comments from citizens in attendance
- c. Adjournment

Planning and Zoning Commission Meeting
Wednesday, May 10, 2017
5:30 pm, City Hall

MEMBERS PRESENT: Chairperson Orlin Grack; Commissioners: Marilyn Bratsch, Steve Boerner, Jerry Gasow

MEMBERS ABSENT: Commissioner Bill Schulte

COUNCIL PRESENT: Kim Moore-Sykes, Administrator; Tom Homme, Council; Jim Landaas; Don Lannoye, City Atty.

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 5/10/17 Agenda

Motion made by Council Landaas, seconded by Commissioner Gasow, to approve P&Z Agenda as presented. Motion passed 6-0.

3. Approval of April 12, 2017 Regular P & Z Minutes

Motion made by Commissioner Homme; seconded by Commissioner Boerner to approve April 12, 2017 Regular P&Z Minutes as presented. Motion passed 6-0.

4. Public Hearing – Hot House, LLC, Jon Suedbeck and James Halbur – Conditional Use Permit B-3 Highway Commerical District #153.115, 153.119, 153.117

Jon Suedbeck requested a CUP to construct an industrial building at Nicollet Avenue East (lots 13 – 17), the road between Melro St and the gravel township road to house a Bio-Dri automated heat/dry system for livestock trailers to prevent the spread of various viruses. Discussion held: concerns: who has control of washed trailers; why build in town versus out of town. Motion made by Council Homme to approve CUP to construct a Bio-Dri automated heat/dry system based on the request: meets zoning requirements within City limits; truck business is not open to public-controlled by a specific contract, trucks will be entering from the east, gravel road will be built according to MN Dot regulations, adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will occur, no opposition from neighbors – Mr. Suedbeck has been communicating with neighbors, Petitioner is seeking lot combination from Sibley County Recorder; seconded by Council Landaas. Motion passed 6-0.

5. Discussion Items:

a. HAM Radio Antenna Proposal, Don Burgess (CUP)

Administrator Sykes reported request homeowner postponed application until he moves to town.

b. Mobile Food Unit (Food Truck)

Administrator Sykes provided Sartell's Mobile Food Vendor Permit Application and the City of Golden Valley's regulations for reference. It was established that food trucks

need a solicitor's license; the City of Gaylord has no established verbiage that limits location-any requests on the highway would be mandated by the State Highway Dept.

c. Handicap Parking

Administrator Sykes reported Handicap posts can be installed into the sidewalk or on building. City Council will need to approve costs.

d. Consider Rezoning R-2 East of Melro Street to B-3

No discussion needed. The township that wanted to construct a township hall would need to apply for a variance.

e. Junk Yard

Don Lannoye, City Atty reported the property is tax forfeited. Sibley County is taking steps for ownership; at that time, the City would have the option to purchase.

6. Open Forum – Citizen comments – NONE

7. Adjournment

Motion made by Council Landaas ; Commissioner Gasow; seconded by Commissioner Gasow to adjourn at 6:15 pm. Motion passed 6-0.

GAYLORD BOARD OF ADJUSTMENTS

APPEAL FOR A VARIANCE TO THE ZONING ORDINANCE

VARIANCE NO. V2017-01

Revised: August 24, 1998

The Applicant Silvio Amorim (Print Owner's Name) is the owner of property situated at 222 Lincoln Ave, Gaylord (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:

P.I.D 32.0631.000 - Lot 1 of Blk 2 - see attached
95ft x 97ft of Lot 1 from Surveyor

REQUEST: Applicant requests a variance on the above described property from Section § Sub 5.2.a.1 of the Zoning Ordinance, as amended which requires A front yard setback of not less than thirty (30) feet from any right-of-way.

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.

Add a 16' x 8' deck to front of home - to be inline
with entrance steps & platform.

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.**

Signature of Applicant: Silvio Amorim

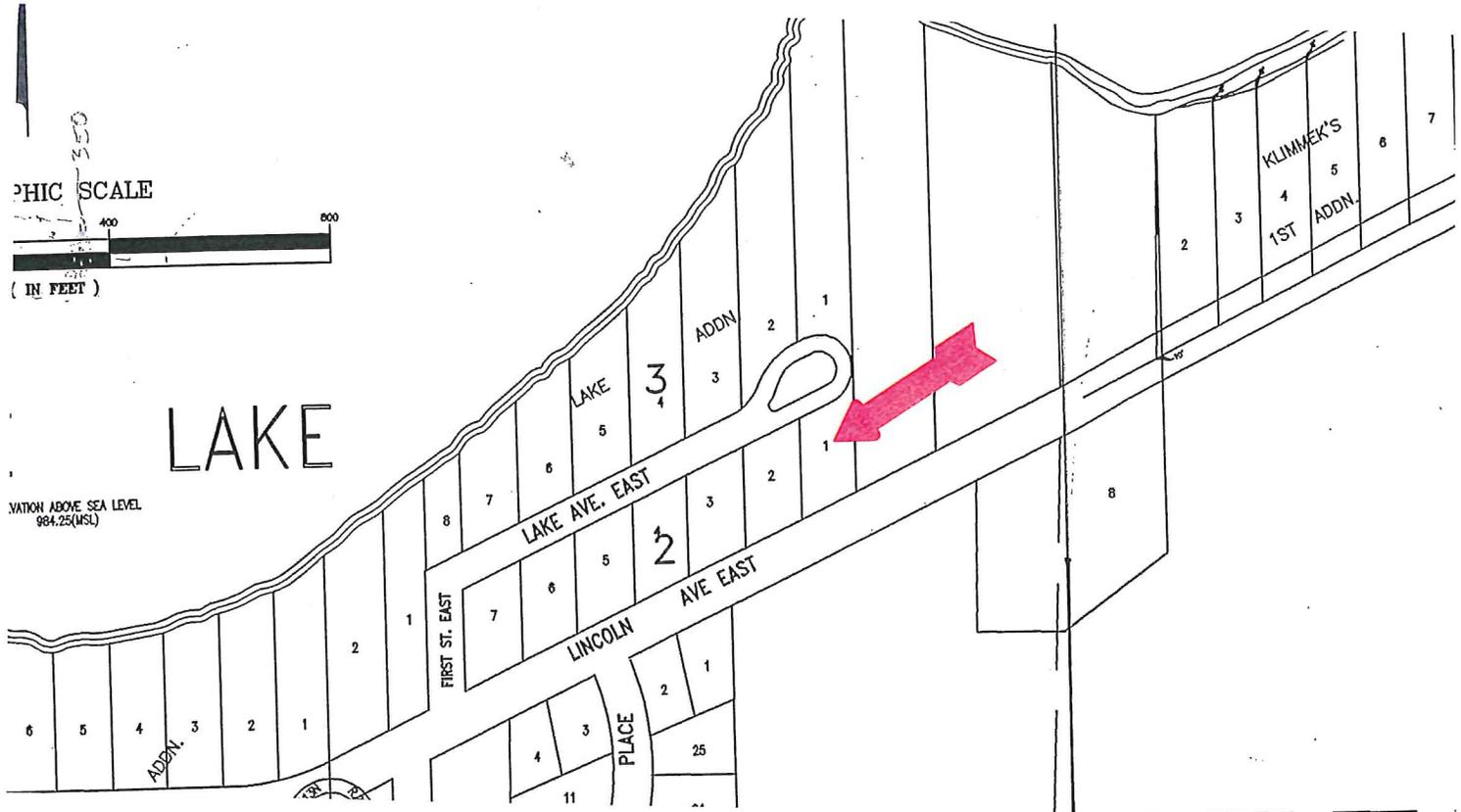
Date: 10/6/17

ACTION TAKEN:

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 Silvio Amorim. The property at issue is situated in a (R-1) Single and Two Family Residential District and is located at 222 Lincoln Ave E. See map below.

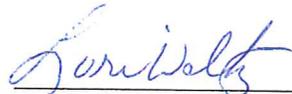


If the application is approved as requested, the property owner would be allowed to construct an attached deck in the front yard, within twenty-two point thirty-three (22.33) feet, of the right-of-way. In order to construct the attached deck in the front yard as desired, the property owner must receive a seven point six-seven (7.67) foot variance from the existing front yard requirement of not less than thirty (30) feet from any right-of-way.

A public hearing will be held by the Board of Adjustment on Wednesday, October 25th, 2017 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 10th, 2017
Published: October 12th, 2017

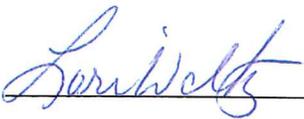

Per the authority of
Lori Waltz
Interim City Administrator

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

Notice is hereby given that on Wednesday, the 25th day of October 2017 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 Silvio Amorim for a variance on the property located at 222 Lincoln Ave E.. The property is legally described as:

- R32.0631.000 –Lake Addn, Lot-001 Block-002, 95 FT X 97 FT of Lot 1

The applicant is requesting a seven point six-seven (7.67) foot variance from the front yard setback requirement of not less than thirty (30) feet from any right-of-way, to allow construction of an attached deck on the front of the home. If the variance is approved as requested, the applicant will be allowed to construct an attached deck on the front of the home, within twenty-two point thirty-three (22.33) feet, of the right-of-way. 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
Lori Waltz
Interim City Administrator

PUBLISHED: October 12th, 2017