THE HUB OF SIBLEY COUNTY

GAYLORD

CITY OF GAYLORD
Planning and Zoning Commission Agenda
Wednesday, June 13th, 2018
5:30 p.m., City Hall

1. Call Meeting to Order

2. Consider 06/13/2018 Agenda

3. Approval of Minutes:
    a. May 9th, 2018 Regular Meeting

4. Discussion Items:
    a. Variance for Silvio Amorim
    b. Maria Jaquez - 14 4th St. S.– Mobile Home
    c. 4 X 6 Sign on Residential Lots – 83 High Ave E. & State Hwy 22 S. (in the Orderly Annexation Area)
    d. Other Discussion Items

5. Open Forum - Comments from citizens in attendance

6. Adjournment

Planning and Zoning Commission Meeting
Wednesday, May 9, 2018
5:30 pm, City Hall Chambers

MEMBERS PRESENT: Chairperson Orlin Grack; Commissioners: Marilyn Bratsch, Steve Boerner, Jerry Gasow
MEMBERS ABSENT: Bill Schulte
COUNCIL PRESENT: Tom Homme, Josh Klein
CITY ADMINISTRATOR: Lory Young

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 May 9, 2018 Agenda
   Chairperson Grack added to #5 Other discussion for fencing. Motion made by Council Homme; seconded by Commissioner Gasow to approve Agenda with addition of discussion of #5. Motion passed 6-0.

3. Approval of March 13th, 2018 Regular Planning and Zoning Minutes
   Motion made by Commissioner Gasow; seconded by Commissioner Boerner to approve March 13, 2018 P&Z Minutes. Motion passed 6-0.

4. Discussion Items:
   a. Possible garage project: Marjorie & Roy Smith at 556 2nd St. in City of Gaylord would like to build a 30' x 32' x 9' shed. Per City of Gaylord Ordinance 293 Section 153.201 #31 No Pole Buildings shall be permitted in residential districts. Administrator Young will notify Roy Smith.
   b. Possible Rezoning of Property: The medical school will possibly need an area to be rezoned. The building is in a B-2 section. Medical school looking at adding 60 spot parking area underground on playground and a housing unit with 48 apartments. Discussion held to consider areas meeting B-2 "other uses as determined" with a Conditional Use Permit. A Public TIF hearing is being held June 20, 2018. Discussion will continue after this date.

5. Other: Paul Wagenius would like to build a 75' x 100' fence with gate on north side which would be locked for a towing business. Discussion was to have Administrator Young contact Paul Wagenius with the recommendation it be a "screening privacy fence".

6. Adjournment
   Motion made by Commissioner Bratsch; seconded by Council Homme to adjourn at 6:30 p.m. Motion passed 6-0.

GAYLORD BOARD OF ADJUSTMENTS

APPEAL FOR A VARIANCE TO THE ZONING ORDINANCE

VARIANCE NO. V2018-02 Revised: August 24, 1998

The Applicant Silvio Amorim (Print Owner's Name) is the owner of property situated at 117 3rd Street S (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: R32.0799.002 Lot 2, Blk 1 Mud Lake First Addition

REQUEST: Applicant requests a variance on the above described property from Section 9 of the Zoning Ordinance, as amended which requires 30' front yard set back from 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.

Want to construct a deck 22' from the Right of Way which will require an 8' variance from 30' set back

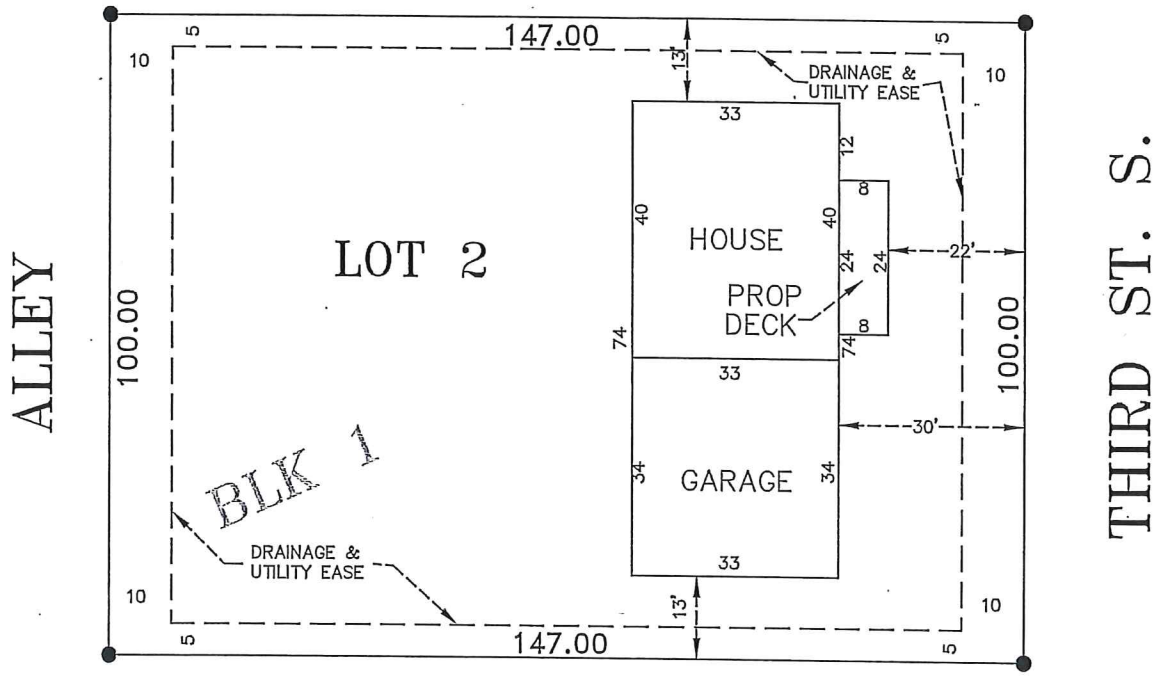
NOTE: The Board of Adjustment is required to make a written finding of facts from the testimony that the applicant makes that the three conditions enumerated above exist, and in addition thereto must find that the granting of such variance will not be contrary to the objectives of the Comprehensive Plan.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

Signature of Applicant: Silvio Amorim Date: 5/3/18

ACTION TAKEN:

Application Fee: $250.00

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, LS

DATE 5/3/18 REGISTRATION NO. 15475

BUILDING PERMIT FOR

SILVIO AMORIM

LOT 2, BLOCK 1
MUD LAKE FIRST ADDITION
GAYLORD, MINNESOTA

● DENOTES IRON PIPE FOUND

SCALE: 1 INCH = 30 FEET

May.,2018 FILE NO. 1600

SIBLEY SURVEYORS, INC.
GAYLORD, MINNESOTA

CITY OF GAYLORD

BOARD OF ADJUSTMENT
PUBLIC NOTICE
APPEAL FOR A VARIANCE

Notice is hereby given that on Wednesday, the 13th day of June 2018 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 117 3rd St. S. The property is legally described as:

- R32.0799.002 – Lot 2, Blk 1, Mud Lake First Addition

The applicant is requesting an eight (8) 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 feet (22), 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.

Lory Young

Per the authority of
Lory Young
City Administrator

PUBLISHED: May 31st, 2018

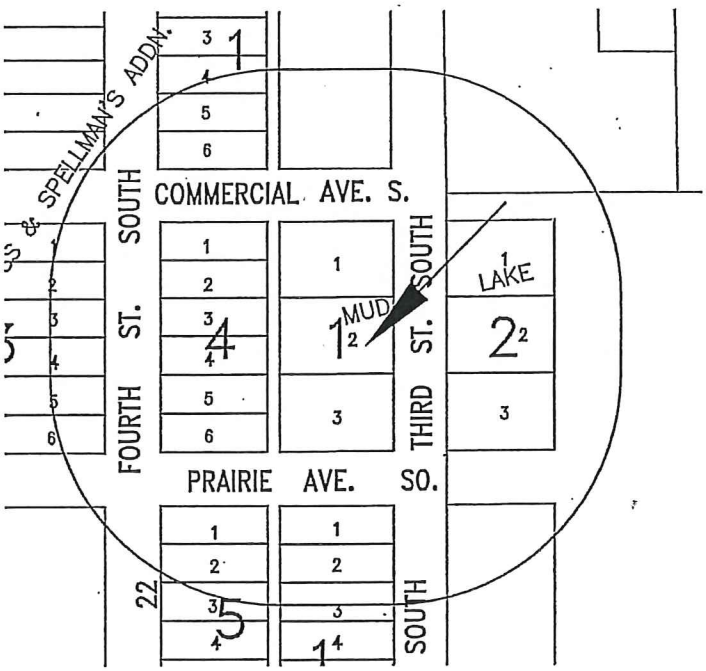
CITY OF GAYLORD

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-2) Multiple Family Residential District and is located at 117 3rd Street S. 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 feet (22), of the right-of-way. In order to construct the attached deck in the front yard as desired, the property owner must receive an eight-foot (8) 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, June 13th, 2018 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: May 25th 2018
Published: May 31st, 2018

Lory Young

Per the authority of
Lory Young
City Administrator