THE HUB OF SIBLEY COUNTY

GAYLORD

CITY OF GAYLORD
Planning and Zoning Commission Agenda
Wednesday, November 14th, 2018
5:30 p.m. at City Hall

1. Call Meeting to Order

2. Consider 11/14/18 Agenda

3. Approval of Minutes:
    a. October 29th, 2018 Special Meeting

4. Discussion on Student Housing – Medical College
    - Height of Building (4 stories)
    - Parking
    - Front and Side Setbacks
    - Fire Protection

5. Discussion on Conditional Use Permit Application – Danza Corporation

6. General Discussion

7. Adjournment

Special Planning and Zoning Commission Meeting
Wednesday, October 29, 2018
5:30 pm, City Hall Chambers

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

1. Call Meeting to Order
   Pursuant to due call and notice, thereof, the Special Planning and Zoning Commission was called to order in the City Hall Chambers by Chairperson Grack at 5:30 pm.

2. Consider October 29, 2018 Agenda
   Motion made by Commissioner Schulte, seconded by Commissioner Boerner to approve Agenda. Motion passed 6-0.

3. Approval of October 10, 2018 Regular Planning and Zoning Meeting Minutes
   Motion made by Council Homme; seconded by Commissioner Gasow to approve October 10, 2018 Minutes as presented. Motion passed 6-0.

4. Conditional Use Permit – Mitch Dietz
   Mitch Dietz has requested a Conditional Use Permit for Dietz Properties, LLC. The property is currently situated in a (B-2) Fringe Central Business District, with the intent to construct an addition between two buildings, in line with the two existing buildings, on the rear property line and is located at 221 Sibley Ave. Motion made by Commissioner Gasow to recommend the Conditional Use Permit to City Council for property described as: R32.0761.000 – Sect.-32, Twp.-113, Range-028, Lands Annexed to City, Lot-001, Parcel of Govt. Lot 1, former RR Prop. And a parcel of S ½ of NE ¼, 42,800 sq. feet and part of vacated public street (Sibley Ave.) based on use of building to be of same general character of surrounding buildings; seconded by Commissioner Boerner. Motion passed 6-0.

5. Variance Permit – Mitch Dietz
   Mitch Dietz, Dietz Properties, LLC has requested a 20 foot variance from the rear yard setback requirement of not less than 20 feet on property located at 221 Sibley Ave for property described as: R32.0761.000 – Sect.-32, Twp.-113, Range-028, Lands Annexed to City, Lot-001, Parcel of Govt. Lot 1, former RR Prop. And a parcel of S ½ of NE ¼, 42,800 sq. feet and part of vacated public street (Sibley Ave.) to construct a 30' x 60'x 15' building between 2 existing buildings. Rear construction would be in line with existing buildings. Motion made by Council Home to recommend to City Council variance at said property request based on current buildings have been grandfathered in to setbacks and construction would be in line with existing buildings, no opposition from neighbors; seconded by Commissioner Schulte. Motion passed 6-0.

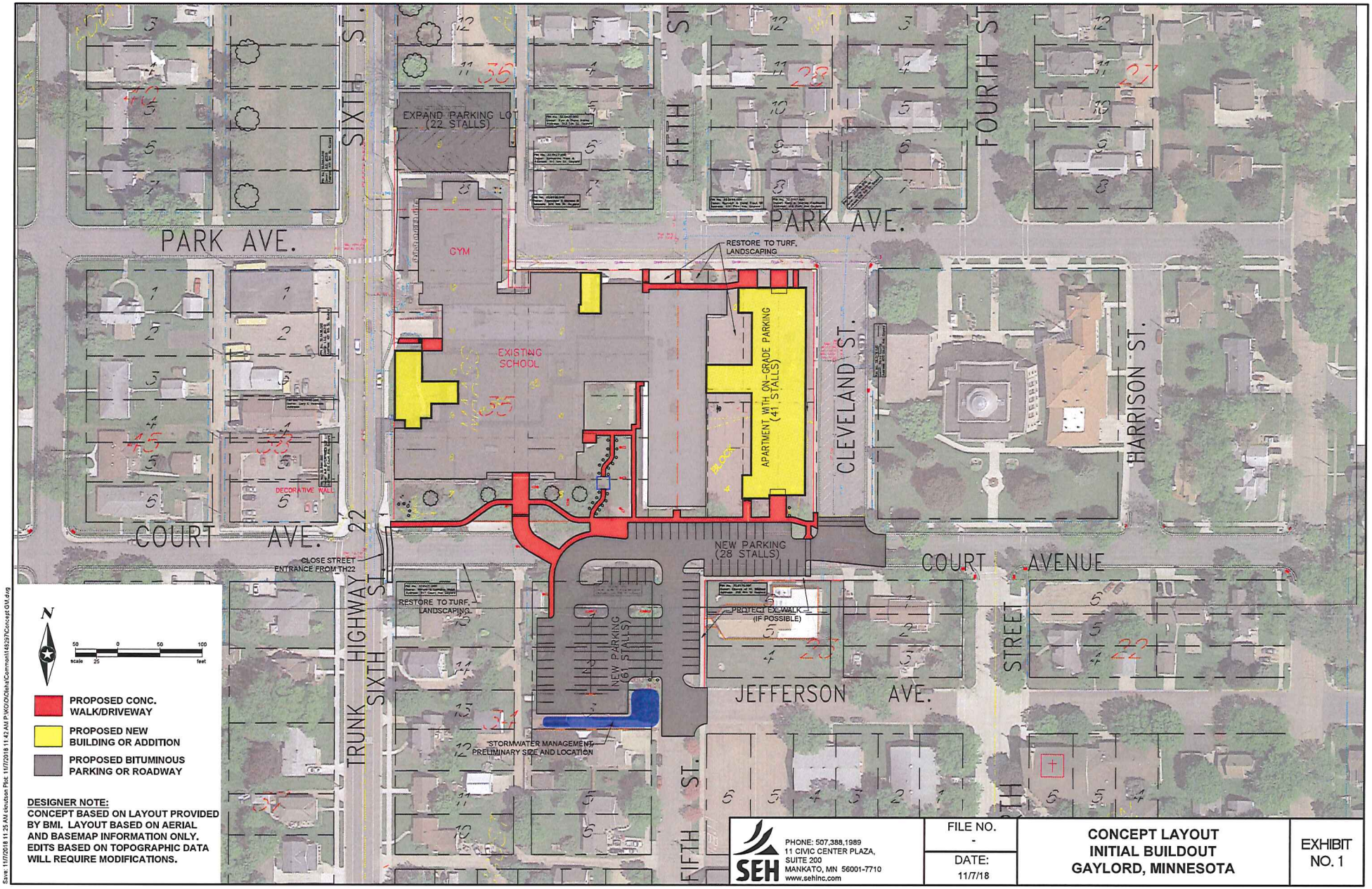
6. Variance Permit – Bert & Connie Laabs
   Bert & Connie Laabs have requested a variance permit on property located at 16 Lincoln Ave E. in (R-1) Single and Two Family Residential District described as: R32.0312.000 – Poehler's Addn., Lot-001, Block – 010, Lot 1 ex W 5 feet, Block 10, Poehler Addn. and W 6 feet of Lot 2, Block 1 Lake Addn. to allow placement of a 10' x 12' shed in front yard. Front yard is 222 feet to the proposed shed site. Motion made by Council Homme to recommend to City Council approval of placing 10' x 12' shed in front yard from the requirement of no accessory buildings shall be allowed within the required front yard due to Lake Titloe backyard limitations; seconded by Commissioner Schulte. Motion passed 6-0.

7. Open Discussion – Lory Young, City Administrator

Ron Kirsch-lot survey: No response from City Attorney Dave Schauer or Don Lannoye
Comprehensive Plan – Commissioner Boerner and Council Homme have draft; minor changes will need to be made regarding new construction of homes
Habitat Homes – 3 people started the application process
Market Rate Apartment Building - Messner contract received, Developer hoping to start construction in spring 2019
Mud Lake – Developer interested in 3-5 acres to build twin home and solar garden

8. Adjournment

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



SEH
PHONE: 507.388.1989
11 CIVIC CENTER PLAZA, SUITE 200
MANKATO, MN 56001-7710
www.sehinc.com

FILE NO. -

DATE: 11/7/18

CONCEPT LAYOUT
INITIAL BUILDOUT
GAYLORD, MINNESOTA

EXHIBIT NO. 1

Save: 11/7/2018 11:25 AM cloudson Plot: 11/7/2018 11:42 AM P:\KO\O\Alba\Common\142397Concept GV.dwg

Application Fee $250.00

CITY OF GAYLORD
APPLICATION FOR CONDITIONAL USE PERMIT

Street Location of Property: 321 5th Street, 323 5th Street, 314 6th Street, Gaylord, MN

Legal Description of Property: Lots 1-2 Block 34 August Maass' Addition and Lot 10 Block 36 August Maass' Addition, Gaylord, Sibley Co., Minnesota

Owner: Danza Group of Minnesota, LLC will acquire Lot 1 Block 34, Lot 2 Block 34, and Lot 10 Block 36.

Applicant: Danza Group of Minnesota, LLC

Description of Request: Issue Conditional Use Permit to allow off-street parking spaces to be developed in an R-1 Zone to support parking requirements of the Minnesota Medical University campus located in Block 35, August Maass' Addition.

Reason for Request: Applicant is purchasing residential properties in Block 34 and Block 36, August Maass' Addition, which are located adjacent to or in the immediate vicinity of the proposed medical school. The use of the property as a school is grandfathered in, as the school predates the city zoning code. It is necessary to provide parking spaces to support parking requirements of the medical school campus. Applicant proposes to convert property identified as Lots 1-2, Block 34 and Lot 10 Block 36, August Maass' Addition, into off-street parking spaces and to incorporate the parking lots into the overall medical school campus.

I further state that if this request is granted, I will proceed with the actual construction in accordance with the plans herewith submitted within six months from date of filing this appeal; will complete the work within three years from said date; and that I am able from a financial, legal, and physical basis to do so.

NOTE: Site plan showing property lines and location of buildings attached. Also attached is a zoning map which has the three parcels which are subject to this request highlighted in yellow.

Date: November 7, 2018

, CFO
Signature of Applicant

PARK
LINCOLN AVE.
SIXTH ST.
FIFTH ST.
LINCOLN AVE.
FOURTH ST.
COLUMBIA
THIRD ST.
PARK AVE.
FRANKLIN
MASS
35
B-2
24
CLEVELAND ST.
25
26
COURT AVE.
JEFFERSON
JEFFERSON AVE.
SEVENTH ST.
TRUNK HIGHWAY 22
AUGUST