THE HUB OF SIBLEY COUNTY

GAYLORD

CITY OF GAYLORD
Planning and Zoning Commission Agenda
Wednesday, December 11th, 2019
5:30 p.m., City Hall

1. Call Meeting to Order

2. Consider 12/11/2019 Agenda

3. Approval of Minutes – November 13th, 2019

4. Public Hearing – Preliminary & Final Plat – Grandstay Inn

5. Other Items of Discussion

6. Open Forum - Comments from citizens (5-minute time limit)

7. Adjournment

Planning and Zoning Meeting
Wednesday November 13th 2019
5:30pm, City Hall

Members Present- Orlin Grack, Jerry Gasow, Dana Holsapple, Bill Schulte, Steve Boerner
Council Members Present- Tony Padilla and Chad Muchow (absent)
Staff Present- City Administrator (CA), Lory Young

Call meeting to order-

a. Meeting called to order at 5:30pm by Chairperson Orlin Grack.

2. Consider 11/13/2019 Agenda-
    a. Motion made by Steve Boerner to approve agenda
    b. Second by Bill Schulte
    c. Motion passed
3. Approval of Minuets
    a. Meeting minutes
    b. Motion made by Jerry Gasow to approve October 9th meeting minutes with correction of Steve Boerner to be marked absent and moved to Members present not Council Members Present.
    c. Second by Steve Boerner
    d. Motion passed
4. Public Hearings-
    a. Variance – Nick and Lisa Kuphal –extend off of existing garage
        i. A variance request was brought to the council for approval to allow Nick and Lisa Kuphal a five foot variance from the front yard setback requirement of "there shall be a front yard setback not less than 30 feet from any right of way" and is requesting an six foot variance from the side yard setback "requirement of for all building, other than accessory structures., there shall be a minimum side yard setback of not less than then ten feet." If approved the applicant will be allowed to construct and addition to the existing garage with in twenty five feet of the front property line and within four feet of the side property line. Nick was available for discussion at the public hearing. The addition will be in line with current garage with a total dimension of 14 x 32. It was noted there were not public comments sent or addressed to the city office with request to the variance. No new utilities are being added. Steve Boerner made comment that is seem more people are wanting building space instead of yard space. It was discussed that the variance is only good for 90 day and the council suggested this variance be good for a life span of 12months so Nick Kuphal does not need to come back in the spring to ask for an extension when he plans to start the process of building. All members agreed this made sense. It was noted it the approval/ suggestion will be forwarded to the city council next week. Public hearing was closed at 5:40pm.
        1. Motion to approve variance with a 12 month life span was proposed by Dana Holsapple
        2. Motion Second by Tony Padilla
        3. All in Favor- motion passed

5. Discussion Items-
    a. CUP for Verizon Wireless proposed tower was discussed, it was noted in last month meeting notes that we would inquire with the city attorney if a CUP is required. Lori Waltz joined the meeting with her findings. The city attorney suggested if we consider this a public utility then a CUP not be required. It was noted between council members that this was not a public deal, as it is a private lease between two private businesses. The concern for the location, and how it would look driving into Gaylord with a large tower as the first thing seen. It was also discussed that this is a commercial area and has/ will remain commercial. Current landscape is commercial and zoned B3 Business commercial. Tony Padilla proposed putting the tower on the water tower, there were questions as to who currently leases space on the water tower and if we felt if this was a good place. The question was addresses as to the city making revenue from this venture. Members of the council did not feel it right to tell Verizon where they can or can't put the tower, again stating this was a private deal. P and Z members agreed that a CUP is not required and will be consider "Other uses as determined by the planning and zoning commission to be of the same general character." The variance for height is still required.
6. Other items of Discussion
    a. Solar garden by cemetery is going strong.
    b. Apartments have been started and will continue as weather allows.
    c. Hotel is still in the works.
7. Adjournment-
    a. Motion to adjourn by Steve Boerner
    b. Motions Second by Tony Padilla
    c. All in favor-meeting adjourned at 6:05pm

CITY OF GAYLORD
PLANNING AND ZONING COMMISSION
PUBLIC NOTICE
PRELIMINARY AND FINAL PLAT

Notice is hereby given that on Wednesday the 11th day of December 2019, at the hour of 5:30 P.M. in the Gaylord City Hall, the Planning and Zoning Commission will hold a public hearing on the application of the City of Gaylord, for a preliminary and final plat. The property is legally described as:

Lot 1, Block 1 and Lots 1 and 2 of Block 2 of Grandstay Estates, Gaylord, Minnesota.

The applicant is requesting a preliminary and final plat located in the B-3 Highway Commercial District.

All persons wishing to be heard regarding this preliminary and final plat shall be allowed an opportunity at said public hearing at the time and place set forth. Written comments may be submitted to the City Administrator prior to and at the public hearing.

Lory Young

Lory Young, City Administrator

PUBLISHED: November 27, 2019
POSTED: November 25, 2019

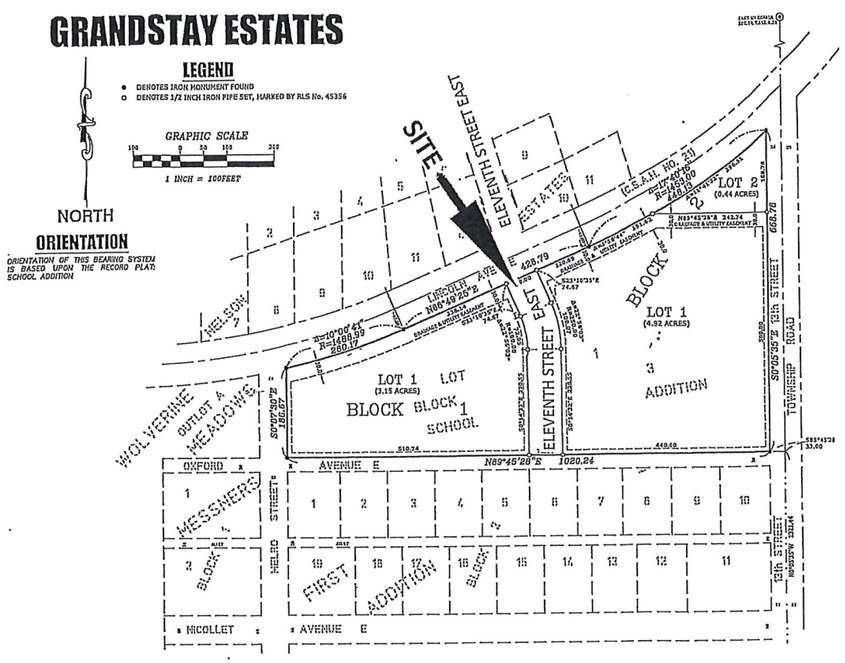
CITY OF GAYLORD

PLANNING AND ZONING COMMISSION

NOTICE TO ADJOINING PROPERTY OWNERS

Dear Property Owner:

An application for a preliminary and final plat has been filed with the Planning and Zoning Commission by City of Gaylord. The property at issue is situated in a (B-3) Highway Commercial District. See map below.



If the preliminary and final plat is approved as requested, the applicant will be allowed to replat School Addition Lot 1 Block 3 to create Grandstay Estates Lot 1, Block 1 and Lots 1 and 2 of Block 2 in the B-3 Highway Commercial District.

A public hearing will be held by the Board of Adjustment on Wednesday, December11, 2019 at 5:30 p.m. in the City Hall, at which time you may submit your views on the matter in person, by writing or by representative.

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: November 25, 2019
Published: November 27, 2019

Lory Young
Lory Young
City Administrator

No Fee

~~Application Fee $250.00~~

PERMIT NO. P2019-04

CITY OF GAYLORD

APPLICATION FOR PLAT OR RE-PLAT PERMITS

Street Location of Property 991 11th St. E.

Legal Description of Property Lot 1 Block 1 And Lot 1 And Lot 2 of Block 2 of Grandstay Estates

Owner City of Gaylord 989 237-2338
Name Address Telephone

Applicant City of Gaylord
Name Address Telephone

Description of Request: Preliminary And final Plat for Lot 1 Block 2 of Grandstay Estates

Reason for Request: TO sell property to Grandstay Inn

NOTE: Please provide a signed plat or replat drawings from a registered surveyor

Date: 11/22/19

Signature of Applicant

GRANDSTAY ESTATES PRELIMINARY PLAT

NORTH

ORIENTATION

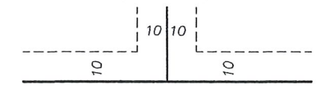
ORIENTATION OF THIS BEARING SYSTEM IS BASED UPON THE RECORD PLAT: SCHOOL ADDITION

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET
- DENOTES TELEPHONE PEDESTAL
- DENOTES CABLE PEDESTAL
- DENOTES FIBER OPTIC BOX
- DENOTES ELECTRICAL BOX
- DENOTES CATCH BASIN
- DENOTES STORM SEWER APRON
- DENOTES STORM SEWER MANHOLE
- DENOTES LIGHT POLE
- DENOTES POWER POLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES SIGN
- DENOTES WATER VALVE
- DENOTES HYDRANT
- DENOTES EXISTING CONTOURS

EASEMENT DETAIL:

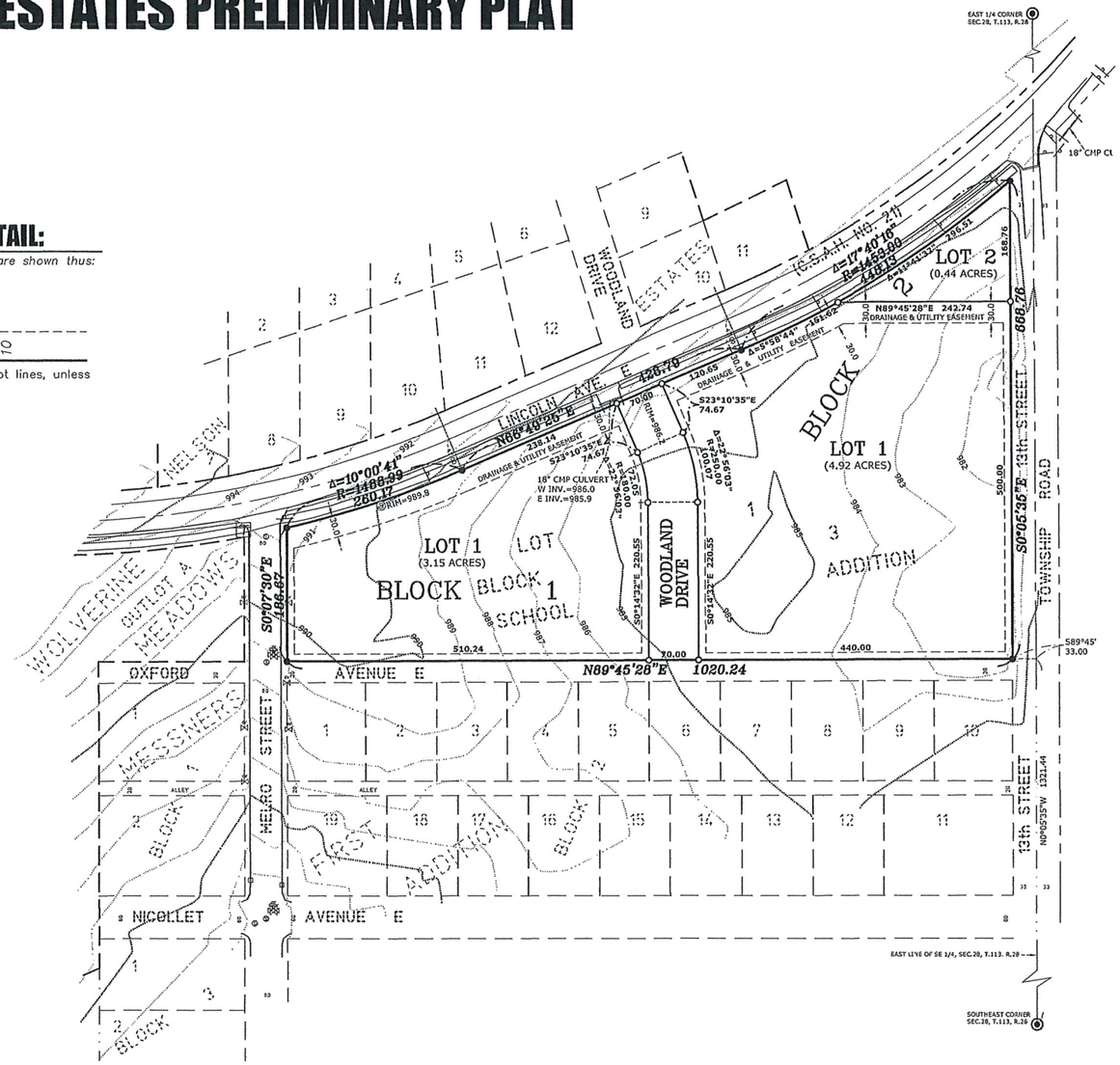
Drainage and Utility Easements are shown thus: (Not to Scale)



Being 10 feet in width adjoining lot lines, unless otherwise indicated.

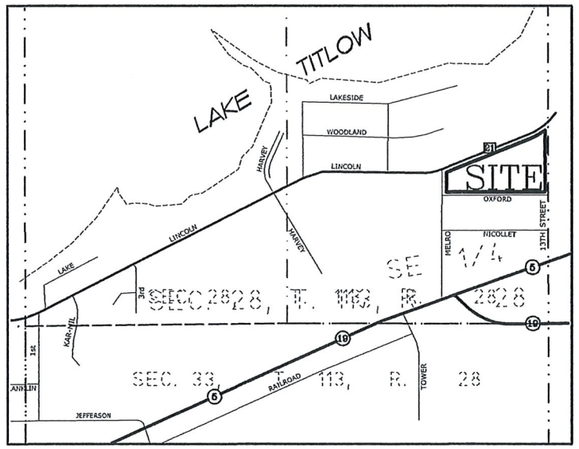
EASEMENTS TO BE VACATED

All the drainage and utility easements located on Lot 1, Block 3, SCHOOL ADDITION, according to the record plat thereof, as shown on said plat.



VICINITY MAP

SEC. 28, T. 113, R. 28



(NO SCALE)

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors

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

Date:_____ License No. 15475

DRAWN BY: KDN	JOB NO: 19.959PP	DATE: 11/20/2019
CHECK BY: AG	SCANNED ☐	

NO.	DATE	DESCRIPTION	BY
1			
2			
3			