THE HUB OF SIBLEY COUNTY

GAYLORD

CITY OF GAYLORD
Planning and Zoning Commission Agenda
Wednesday, June 10th, 2020
5:30 p.m., City Hall

1. Roll Call –
   - **Grack** O
   - **Gasow** O
   - **Boerner** O
   - **Schulte** O
   - **Strobel** O
   - **Muchow** O
   - **Padilla** O
2. Call Meeting to Order
3. Consider 06/10/2020 Agenda
4. Appoint a Secretary
5. Approval of Minutes – May 13th, 2020
6. Public Hearing – Variance – Leslie Sornberger
7. Other Items of Discussion
8. Open Forum - Comments from citizens (5-minute time limit)
9. Adjournment

THE HUB OF SIBLEY COUNTY

GAYLORD

CITY OF GAYLORD
Planning and Zoning Commission Agenda
Meeting Minutes
Wednesday, May 13th, 2020
5:30 p.m., City Hall
(Conducted Remotely by Video Conference)

1. Roll Call –
   - **Grack** O
   - **Gasow** O
   - **Boerner** O
   - **Schulte** O
   - **Strobel** O
   - **Muchow** O
   - **Padilla** O

2. Call Meeting to Order
   Meeting called to order by Chairperson Orlin Grack at 5:30.

3. Consider 06/10/2020 Agenda
   Motion by Gasow, seconded by Boerner, to approve agenda. Motion passed.

4. Re-Organizational – Appoint a Secretary
   No action taken.

5. Approval of Minutes – December 11th, 2019
   Motion by Boerner, seconded by Schulte, to approve minutes from December 11th, 2019. Motion passed.

6. Public Hearing – Variance – Allen & Jacqueline Bernstein
   Public hearing was held on a variance application for a rear yard setback for the construction of and addition to the back of their home. After a short discussion, a motion was made by Gasow, seconded by Muchow to approve the variance. Motion passed.

7. Public Hearing – Conditional Use Permit – Solar Club 19, LLC
   Public hearing was held for the consideration of a conditional use permit for Solar Club 19, LLC to construct a 1 MW solar facility on approximately 6.28 acres of leased land from Jim Huffman. The location of the potential solar facility is 28275 State Highway 22, south of Gaylord. (Full Conditional Use Permit Application is on file at City Hall)

   After some discussion, ensuring the application met all the criteria for the conditional use permit, Muchow made motion to recommend approval to City Council at the next meeting, Boerner seconded the motion. Motion approved.

8. Public Hearing – Conditional Use Permit – Solar Club 19, LLC
   Public hearing was held for the consideration of a conditional use permit for Solar Club 19, LLC to construct a 1 MW solar facility on approximately 6.62 acres of leased land from Austin Huffman. The location of the potential solar facility is 280th Street, south of Gaylord. (Full Conditional Use Permit Application is on file at City Hall)

   After some discussion, ensuring the application met all the criteria for the conditional use permit, Muchow made motion to recommend approval to City Council at the next meeting, Gasow seconded the motion. Motion approved.

9. Other Items of Discussion
   Update on Mud Lake Solar Facility
   Update on potential hotel

10. Open Forum - Comments from citizens (5-minute time limit)
    None

11. Adjournment
    Motion by Boerner, seconded by Gasow to adjourn meeting. Motion approved.

GAYLORD BOARD OF ADJUSTMENTS

APPEAL FOR A VARIANCE TO THE ZONING ORDINANCE

VARIANCE NO. V2020-02 Revised: August 24, 1998

The Applicant Leslie A Sornberger (Print Owner's Name) is the owner of property situated at 918 Lincoln Ave (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: R32.0532.000

3rd West Addition
Lot 007 block 53
Lots 7-8

B. 1. 6.

REQUEST: Applicant requests a variance on the above described property from Section 153.064 of the Zoning Ordinance, as amended which requires Where A Lot is located At the intersection of two or more streets, there shall be A 25-Foot front yard setback on each street.

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.

Construct an addition to an existing deck. The deck addition needs a variance of 9.50 feet on Lincoln Ave and 14.50 feet on 10th St.

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.**

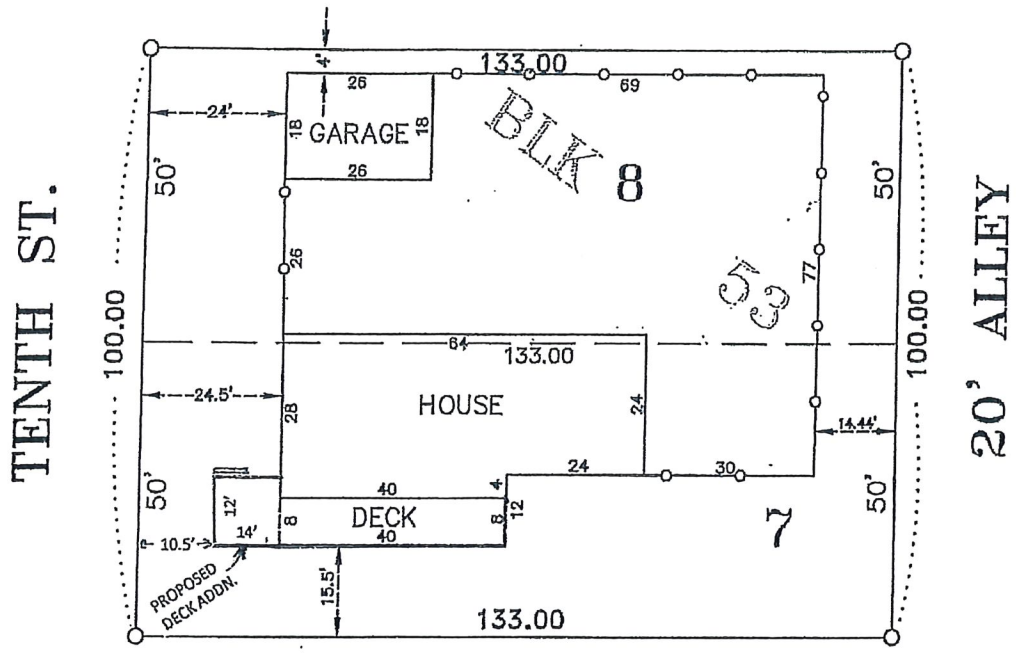
Signature of Applicant: Leslie A Sornberger Date: 5/17/20

ACTION TAKEN:

Application Fee: $500.00

Pd CR# 48007

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 5/14/2020 REGISTRATION NO. 15475

BUILDING PERMIT FOR

LESLIE & MIKE SORNBERGER

LOTS 7 & 8, BLOCK 53
THIRD WEST ADDITION
GAYLORD, MINNESOTA

O DENOTES IRON PIPE SET BY RLS NO. 15475

SCALE: 1 INCH = 30 FEET

MAY, 2020 FILE NO. 3463

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

CITY OF GAYLORD

BOARD OF ADJUSTMENT
PUBLIC NOTICE
APPEAL FOR A VARIANCE

Notice is hereby given that on Wednesday, the 10th day of June 2020 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 Leslie Sornberger for a variance on the property located at 918 Lincoln Ave. The property is legally described as:

R32.0532.000 –3rd West Addn, Lot-007, Block-053, Lots 7-8

The applicant is requesting a nine and one-half (9.5) foot variance from the front yard setback requirement of twenty-five (25) feet where a lot is located at the intersection of two or more streets, and a fourteen and one-half (14.5) foot variance from the side yard setback requirement of twenty-five (25) feet where a lot is located at the intersection of two or more streets. If the variance is approved as requested the applicant will be allowed to construct an addition onto an attached deck, within fifteen and one-half (15.5) feet of the front property line and within ten and one-half (10.5) feet of the side lot 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.

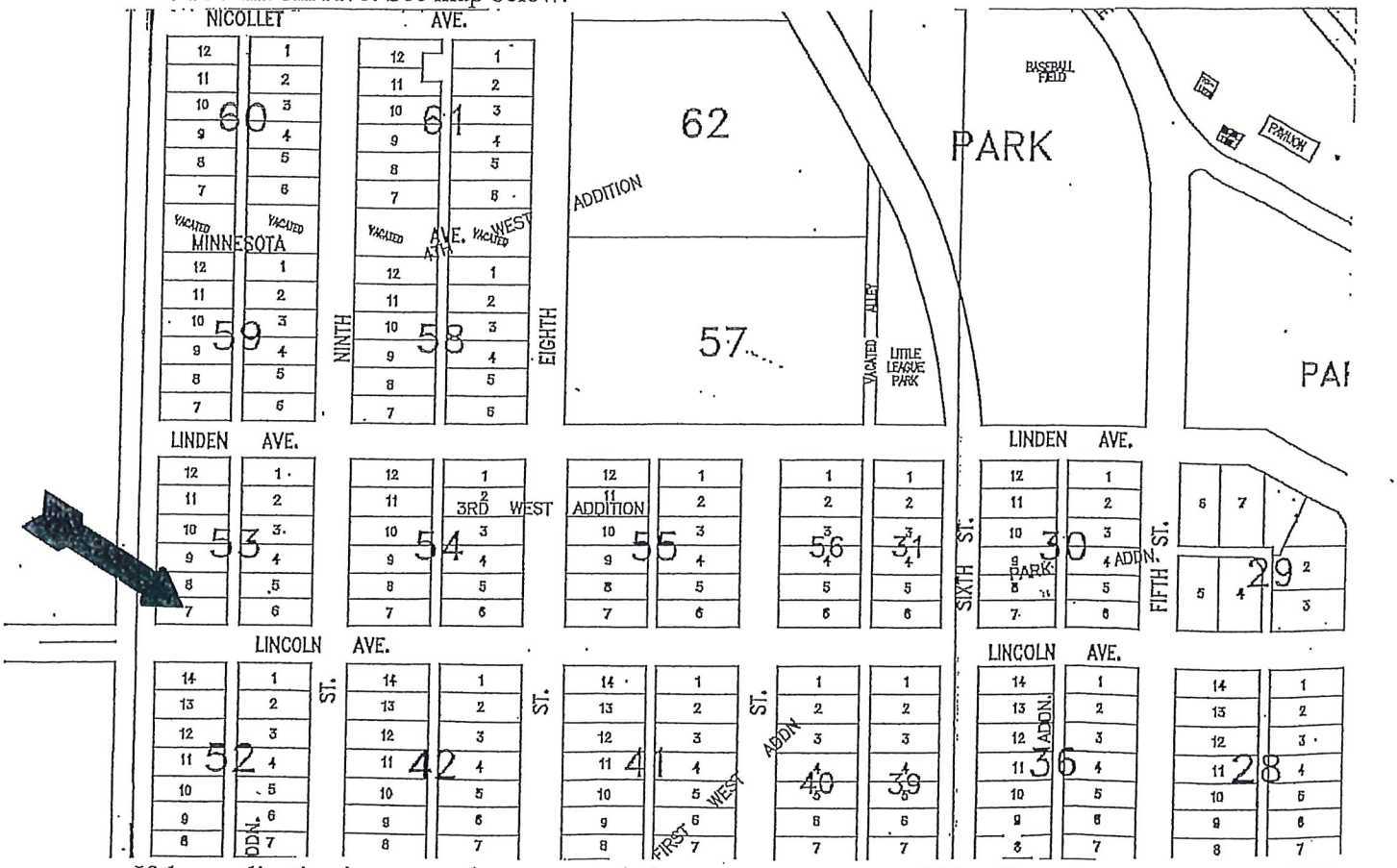
Per the authority of
Lory Young
City Administrator

PUBLISHED: May 28th, 2020
POSTED: May 26th, 2020

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 Leslie Sornberger. The property at issue is situated in a (R-1) Single- and Two-Family Residential District and is located at 918 Lincoln Ave. See map below.



If the application is approved as requested, the property owner would be allowed to construct an addition onto an attached deck, within fifteen and one-half (15.5) feet of the front property line and within ten and one-half (10.5) feet of the side lot line. In order to construct the addition to the attached deck as desired, the property owner must receive a nine and one-half (9.5) foot variance and a fourteen and one-half (14.5) foot variance where a lot is located at the intersection of two or more streets, there shall be a twenty-five (25) foot front yard setback on each street.

A public hearing will be held by the Board of Adjustment on Wednesday, June 10th, 2020 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.

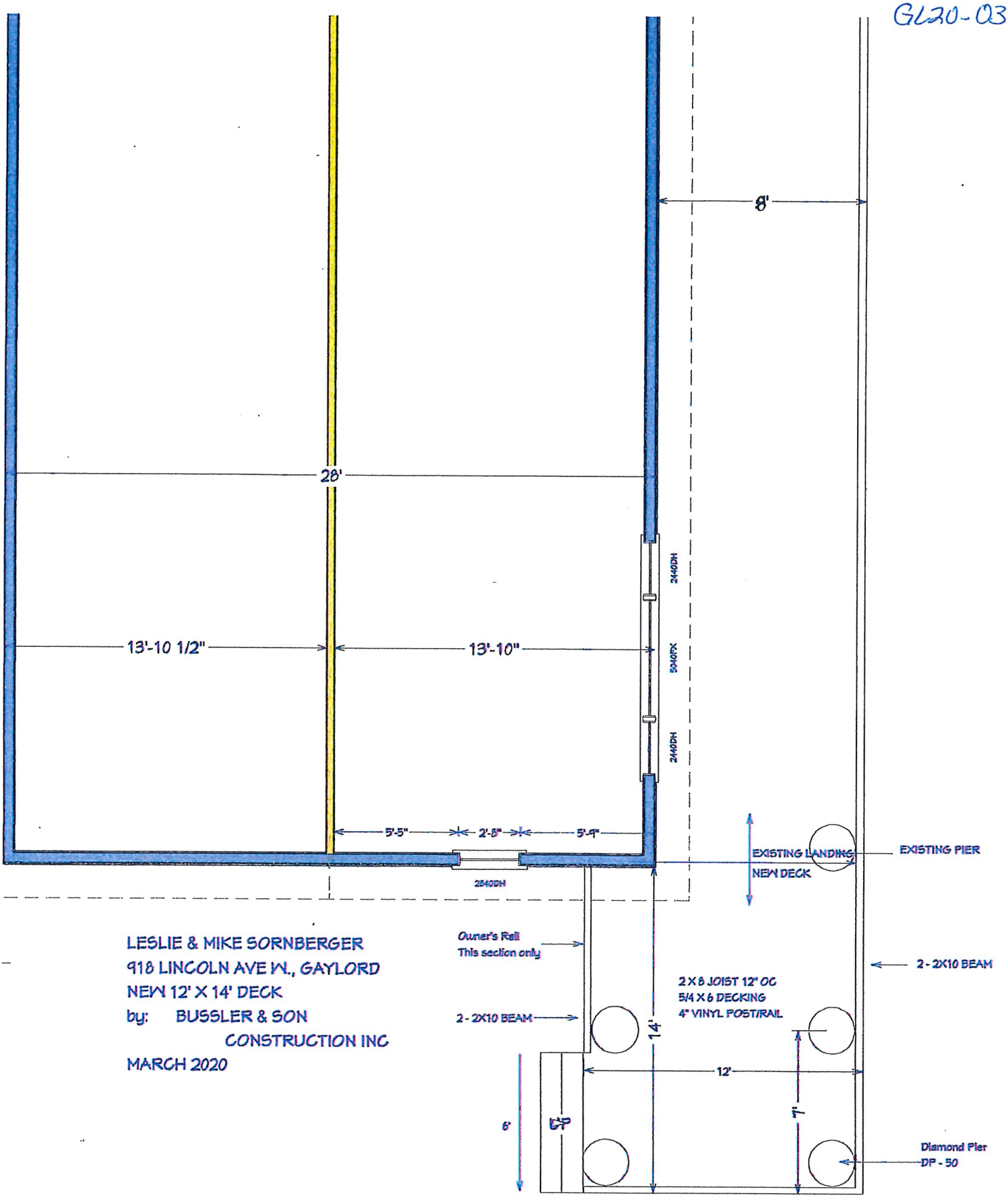
If you know of any interested property owner who, for any reason, has not received a copy of this letter, it would be greatly appreciated if you would inform them of the time and place of the hearing. If you have any questions please contact city hall at (507) 237-2338.

POSTED: May 26th, 2020
PUBLISHED: May 28th, 2020

Lory Young

Per the authority of
Lory Young
City Administrator

GL20-037



LESLIE & MIKE SORNBERGER
918 LINCOLN AVE W., GAYLORD
NEW 12' X 14' DECK
by: BUSSLER & SON
CONSTRUCTION INC
MARCH 2020