THE HUB OF SIBLEY COUNTY

GAYLORD

CITY OF GAYLORD
Planning and Zoning Commission Agenda
Wednesday, December 16th, 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 12/16/2020 Agenda
4. Approval of Minutes – October 28th, 2020
5. Public Hearing – Variance – Integrity Estates
6. Other Items of Discussion – None
7. Open Forum - Comments from citizens (5-minute time limit)
8. Adjournment

CITY OF GAYLORD

BOARD OF ADJUSTMENT
PUBLIC NOTICE
APPEAL FOR A VARIANCE

Notice is hereby given that on Wednesday, the 16th day of December 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 Integrity Estates/Brent Reierson for a variance on the property located at 692 - 706 3rd Street East. The property is legally described as:

R32.0940.000 – Pond Meadows Addition Lot – 004 Block – 2 2.10 Acres

The applicant is requesting a fifteen point five six (15.56) foot variance from the front yard setback requirement of there shall be a front yard setback of not less than thirty (30) feet from any right-of-way due to accommodate curvature of street adjacent to lot, and is requesting a seventy-five point two nine (75.29) foot variance from the rear yard setback requirement of for all buildings other than accessory structures, there shall be a rear yard setback of not less than (twenty-five) 25% of the lot depth as the rear yard abuts city owned storm water pond. If the variance is approved as requested, the applicant will be allowed to construct a quad-plex, within fifteen point forty-four (15.44) feet of the front property line and within fifteen point seventy-one (15.71) feet of the rear property 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.

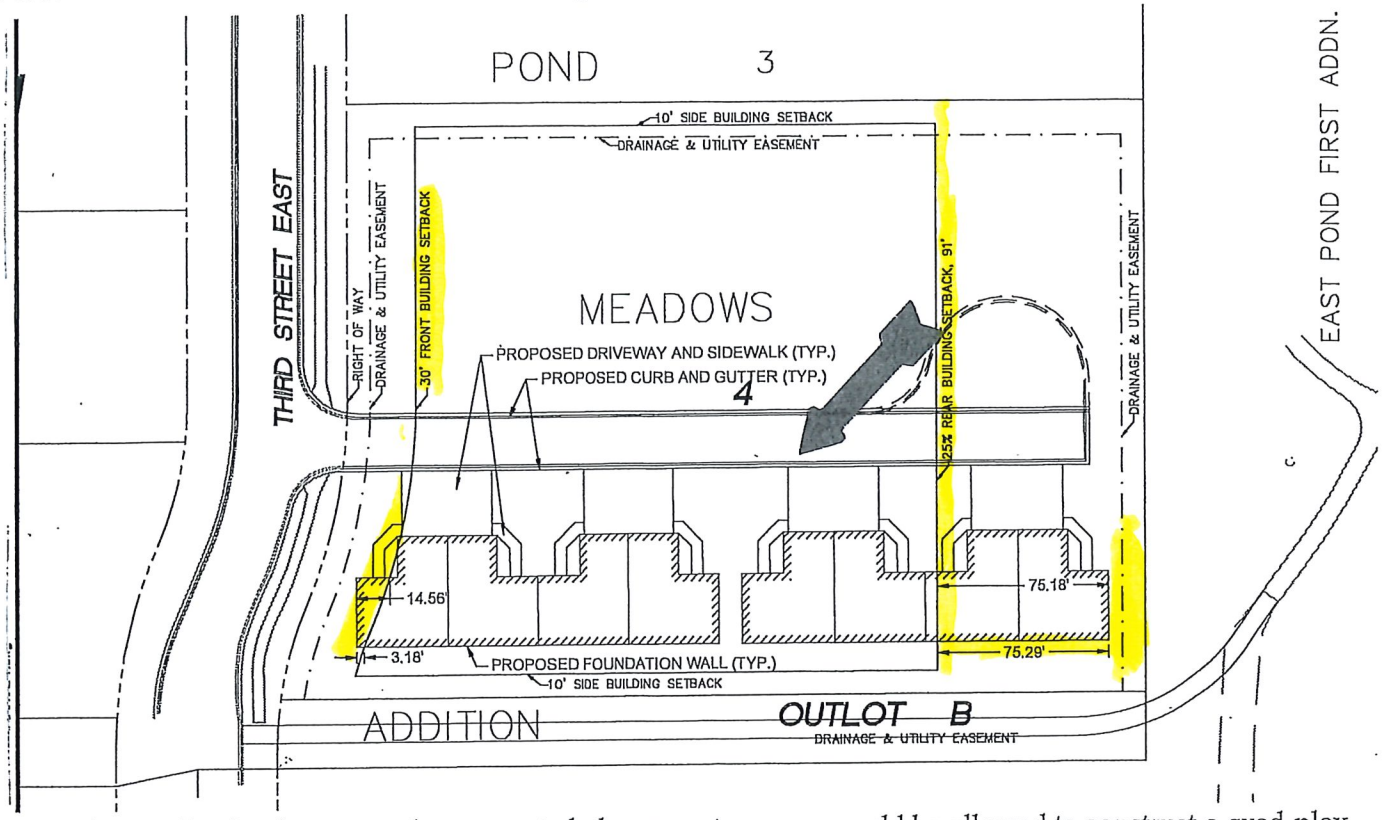
Per the authority of
Lory Young
City Administrator

PUBLISHED: December 3, 2020
POSTED: December 1, 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 Integrity Estates/Brent Reierson. The property at issue is situated in a (R-2) Multiple Family Residential District and is located at 692 – 706 3rd Street East. See map below.



If the application is approved as requested, the property owner would be allowed to construct a quad-plex within fifteen point forty-four (15.44) feet of the front property line. In order to construct the quad-plex as desired, the property owner must receive a fifteen point five-six (15.56) foot variance from the front yard setback requirement of there shall be a front yard setback of not less than 30 feet from any right-of way, due to accommodate curvature of street adjacent to lot, and to construct a quad-plex within fifteen point seventy-one (15.71) feet of the rear property line. In order to construct the quad-plex as desired, the property owner must receive a seventy-five point two-nine (75.29) foot variance from the rear yard setback requirement of for all buildings other than accessory structures, there shall be a rear yard setback of not less than 25% of the lot depth due to the rear yard abuts city owned storm water pond.

A public hearing will be held by the Board of Adjustment on Wednesday, December 16th, 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: December 1, 2020
Published: December 3, 2020

Lory Young

Per the authority of
Lory Young
City Administrator

GAYLORD BOARD OF ADJUSTMENTS

APPEAL FOR A VARIANCE TO THE ZONING ORDINANCE

VARIANCE NO. V2020-08 Revised: August 24, 1998

The Applicant Integrity Estates (Print Owner's Name) is the owner of property situated at 692-706 3rd St. E. (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: R32.0940.000 Pond Meadows Addition Lot-004 Block-2 2.10 Acres

REQUEST: Applicant requests a variance on the above described property from Section 153.074, A.1.a. (R-2) & A.3.a. of the Zoning Ordinance, as amended which requires A 30ft setback not less than 30 ft from ROW / FOR All buildings other than Accessory structures, there shall be a rear yard setback of not less than 25% of the lot depth.

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.

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: _____ Date: 11/24/20

ACTION TAKEN:

Application Fee: $500.00

ldoering@exploregaylord.org

From: lyoung@exploregaylord.org
Sent: Monday, November 30, 2020 5:30 PM
To: 'Lori Doering'
Subject: FW: Gaylord Building Staking

Ms. Lory Young
City Administrator/EDA Director
332 Main Avenue
PO Box 987
Gaylord, MN 55334-0987
Office: 507-237-2338
Cell: 319-330-6490
lyoung@exploregaylord.org

-----Original Message-----
From: Justin L. Black <jblack@sehinc.com>
Sent: Monday, November 30, 2020 5:26 PM
To: lyoung@exploregaylord.org
Subject: RE: Gaylord Building Staking

For front yard the measurement is 15.44 feet.

For rear yard the measurement is 15.71 feet.

Justin Black, PE (MN)
Associate, Project Manager
Short Elliott Hendrickson Inc.
952.913.0702 mobile | 320.587.7341 main Building a Better World for All of Us(r)

-----Original Message-----
From: lyoung@exploregaylord.org <lyoung@exploregaylord.org>
Sent: Monday, November 30, 2020 5:19 PM
To: Justin L. Black <jblack@sehinc.com>
Subject: RE: Gaylord Building Staking

Justin,

We need to know the feet as listed in red. We need this by morning if possible so we can work on this and we are to have it to the Hub by 9:30 to make the printing this week....

Ms. Lory Young
City Administrator/EDA Director
332 Main Avenue
PO Box 987

Gaylord, MN 55334-0987
Office: 507-237-2338
Cell: 319-330-6490
lyoung@exploregaylord.org

-----Original Message-----
From: Justin L. Black <jblack@sehinc.com>
Sent: Monday, November 30, 2020 4:29 PM
To: lyoung@exploregaylord.org
Subject: RE: Gaylord Building Staking

Description:
A 15.56 ft front yard variance to accommodate curvature of street adjacent to lot.
A 75.29 ft rear yard variance. Rear yard abuts city owned storm water pond.

Let me know if you need anything more than this for the variance.

Justin Black, PE (MN)
Associate, Project Manager
Short Elliott Hendrickson Inc.
952.913.0702 mobile | 320.587.7341 main Building a Better World for All of
Us(r)

-----Original Message-----
From: lyoung@exploregaylord.org <lyoung@exploregaylord.org>
Sent: Monday, November 30, 2020 2:17 PM
To: Justin L. Black <jblack@sehinc.com>
Subject: RE: Gaylord Building Staking

Justin,

I need to do a variance for the town homes, can you give me a sight plan and a write up on what I'm asking for in the variance? I need to have this to the Hub by 9:00 to morrow morning...

Ms. Lory Young
City Administrator/EDA Director
332 Main Avenue
PO Box 987
Gaylord, MN 55334-0987
Office: 507-237-2338
Cell: 319-330-6490
lyoung@exploregaylord.org

-----Original Message-----
From: Justin L. Black <jblack@sehinc.com>
Sent: Monday, November 30, 2020 1:33 PM
To: lyoung@exploregaylord.org
Subject: RE: Gaylord Building Staking