

**MAHTOMEDI PLANNING COMMISSION
MEETING MINUTES
SEPTEMBER 12, 2018**

Chairperson Rogosheske convened the regular Planning Commission meeting at 6:30 p.m. with the following members in attendance: Mike Hedquist, Tracy Jones, Brandon Sampair, Dan Soler, and Susan Stewart. Also in attendance were City Planner Erin Perdu, Mayor Jud Marshall and Office Assistant Luann Tembreull.

Absent with prior notice: Chantell Knauss.

APPROVAL OF THE AGENDA

Commissioner Stewart moved, and Commissioner Jones seconded the motion to approve the agenda as presented. The motion was unanimously approved.

APPROVAL OF THE AUGUST 8, 2018 REGULAR PLANNING COMMISSION MEETING MINUTES

Commissioner Jones moved, and Commissioner Sampair seconded the motion to approve the minutes of the August 8, 2018 regular Planning Commission meeting as written. The motion was unanimously approved.

4a. CONSIDER APPROVAL – A request from D. Luke Thompson, on behalf of Carol Thompson, for a Conditional Use Permit for a variance of 2.08 feet from the required five foot side yard setback and a variance of 19.19 feet from the required 20 foot front yard setback in order to construct a front addition and carport at 79 Dahlia Street

Planner Perdu provided a power point presentation and said the applicant is requesting a Conditional Use Permit to allow for a home addition and carport within the required front and side setbacks at the property located at 79 Dahlia Street.

The applicant is proposing to construct a 6-foot addition onto the front of the house, a front porch and a carport which require encroachments into the minimum front and side setbacks on the property. The carport is being requested due to difficulties with accessing the existing single-car detached garage on the property as well as its distance from the house.

The proposed residential additions would result in the front setback of the house at 18.81 feet, an encroachment of 1.19 feet into the required front setback for a principal structure. The addition on the west side of the home is onto the bedroom and the addition on the east side is onto the front entryway. The attached carport adds an additional 18 feet onto the front of the principal structure, resulting in the front setback of 0.81 feet from the front property line or an encroachment of 19.19 feet into the required front setback.

D. Luke Thompson, applicant, provided two additional signatures from neighboring properties giving their consent.

4a. (Continued)

Chairperson Rogosheske opened the public hearing to the audience for commentary. Hearing none, the public hearing was closed.

Commissioner Soler stated that this would set a precedence and cannot support the request.

Commissioner Sampair moved, seconded by Commissioner Jones, to recommend the City Council approve a resolution approving a request for a Conditional Use Permit to allow for a home addition and carport within the required front and side setbacks at the property located at 79 Dahlia Street, as outlined below. The motion was approved 5 – 1 with Commissioner Soler voting no.

**RESOLUTION APPROVING CONDITIONAL USE PERMITS FOR REDUCTIONS IN
THE FRONT AND SIDE SETBACKS ON THE PROPERTY LOCATED
AT 79 DAHLIA ST., PID 29.030.21.24.0013**

WHEREAS, the City of Mahtomedi received a request from the Applicant D. Luke Johnson on behalf of the Property Owner Carol Thompson on August 13, 2018 for a Conditional Use Permit on her property located at 79 Dahlia St. The property is legally described as follows: LOT 10, BLOCK 4, FOREST HEIGHTS, WASHINGTON COUNTY, MINNESOTA

WHEREAS, the Applicant has requested a conditional use permit to allow for the construction of an attached carport and two additions to the existing single-family home; and

WHEREAS, the requested carport and additions would be setback 0.81 feet from the front property line where a minimum front setback of 20 feet is required and 2.92 feet from the east side property line where 5 feet is required in the R1-E Historic Mahtomedi zoning district; and

WHEREAS, the Planning Commission reviewed and considered the request based on the related documents shown in the Applicants' Application at their regular meeting on September 12, 2018; and

WHEREAS, the City Council acting as the Board of Adjustments and Appeals, reviewed and considered the reports, documents, testimony, and other materials presented; and

WHEREAS, the City Council, acting as the Board of Adjustments and Appeals, can approve a conditional use permit if it finds that the standards for granting a conditional use permit as described in Chapter 11, Section 8.21 C.1 a through f of the Mahtomedi City Code have been met.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Mahtomedi approves the Applicants' Conditional Use Permit for a 19.19-foot reduction in the front setback and a 2.08-foot reduction in the side setback.

4a. (Continued)

The requested conditional use permit is consistent with all the standards for granting a conditional use permit as described in Section 11.01, Subdivision 8.21, C., 1, a through f of the Mahtomedi Zoning Ordinance. More specifically, the City Council finds that the requested conditional use permit is justified for the following reasons:

1. The proposal conforms to the District and conditional use provisions and all general regulations of this Ordinance.
2. The proposal does not involve any element or cause any conditions that may be dangerous, injurious, or noxious to any other property or persons, and complies with the performance standards in Provision D: Performance Standards herein.
3. The additions are sited, oriented and landscaped to produce a harmonious relationship of buildings and grounds to adjacent buildings and properties.
4. The additions produce a total visual impression and environment which is consistent with the environment of the District and neighborhood in which it is located. The historic district includes other garage structures that are located close to property lines and street rights-of-way.
5. The additions are organized so as to minimize traffic congestion in the District.
6. The proposal promotes the objectives of this Ordinance, which are to be flexible to individual circumstances in the R1-E district, and the overall Comprehensive Land Use Plan of the City.

Office Assistant Tembreull said this item will be heard at the September 18, 2018 City Council meeting.

5. STAFF REPORT – None Scheduled

6. UPDATE - CITY COUNCIL AND OTHER COMMISSION ACTIVITIES AND INFORMATIVE ITEMS.

Copies of the recent City Council and other City Commission minutes may be found on the City's website.

7. ADJOURNMENT

There being no further discussion, Commissioner Soler moved, and Commissioner Jones seconded the motion to adjourn the regular Planning Commission meeting at 7:10 p.m. The motion was unanimously approved.

4a. (Continued)

Respectfully submitted by Luann Tembreull, Office Assistant.

APPROVED:

ALEX ROGOSHESKE
CHAIRPERSON

ATTESTED:

LUANN TEMBREULL
OFFICE ASSISTANT

DRAFT