

**APPROVED**

**CITY OF STARBUCK, MINNESOTA**

**MINUTES OF REGULAR PLANNING & ZONING COMMISSION MEETING**

**Tuesday, April 4, 2017**

The City of Starbuck Regular Planning & Zoning Commission Meeting was held on Tuesday, April 4, 2017 at 9:00 am at the Starbuck Community Center located at 307 E 5th Street in Starbuck, MN.

Meeting called to order by Mayor Swenson. Roll call. Present: Jill Hanson, Chris Taffe, Bon Rasche, Michelle Knutson, Council liaison, Mayor Gary Swenson, City Clerk, Andrew Langholz; absent: Dave Gunderson. Quorum is present.

**CONSENT AGENDA**

- **Motion - Knutson: Approve the agenda. Second - Hanson. Motion carried.**
- **Motion - Taffe: Approve minutes from the March meeting. Second - Hanson. Motion carried.**

**ANYONE BEFORE THE COUNCIL**

**OLD BUSINESS**

Mayor Swenson introduced the topic of a variance request for parcel 27-0660-000 that is asking to allowance of a 40'x60' garage with 14' sidewalls. He said that the Planning & Zoning Commission had previously recommended that the Council deny the variance request. However, the Council requested that the P&Z Commission review the variance again with representation present from all parties involved. Mayor Swenson asked City Clerk, Andrew Langholz to briefly explain how the P&Z Commission reached their recommendation.

Mr. Langholz said at the previous meeting the P&Z Commission discussed the three factors that make up the practical difficulties test to decide whether to approve or deny a variance. The three factors included; reasonableness, uniqueness, and essential character. He briefly explained each factor and stated none of the factors were able to be met, which is why the Commission recommended that the Council deny the variance request. Discussion was opened to the public.

Jim Van Alstine, the potential purchaser of the property who would ultimately want the variance, explained the specifics of the variance and said he was willing to work with neighbors to appease everyone involved. Questions were fielded about the location of the garage and the minimum size possible.

Resident, Dick Dreher stated that a building of this size would not be allowed in Pope or Douglas County unless the property owner has a minimum of five acres of land, and this property is far less than that. He

said that he has strong objections to this structure being built because it would have negative impacts to the neighborhood aesthetics and property values.

Resident, Steve Aaberg said that he is also opposed to the proposed building and said that he would like the City to follow the ordinances that are in place.

Resident, Tom Hill said that as a newcomer to town and a person who is interested in building a house one of the properties along Second Street, he is opposed to the proposed building and that a structure of that magnitude would deter him from building in that location.

Realtor, Linda Bear asked about an alternative route by adding living space, and if a variance would still be needed. Mr. Langholz stated that while there would not longer be a need for the variance for the footprint of the garage, the 14' sidewall height would still require a variance for approval.

Mayor Swenson thanked everyone for a cordial meeting and asked if there were any more comments.

Realtor, Neal Leagjeld mentioned that there are very few houses being built anywhere in the area and that he believes the P&Z Commission and the City Council should take that into consideration when considering this variance. He said that the garage would be placed in such a manner to allow a house to be built on the property in the future.

Mayor Swenson asked if the P&Z Commission would like to make a recommendation to the Council.

- **Motion - Rasche: Reaffirm the previous recommendation for the Council to deny the variance request. Second - Hanson. Motion carried.**

Commissioner Hanson stated that she voted to deny the variance based on public input and the potential precedent this would set going forward.

#### **NEW BUSINESS**

#### **REPORTS & ANNOUNCEMENTS**

#### **ADJOURN**

- **Motion - Knutson: Adjourn the meeting at 10:45. Second - Taffe. Motion carried.**

Respectfully Submitted,

Andrew Langholz

City Clerk