

APPROVED

CITY OF STARBUCK, MINNESOTA

MINUTES OF REGULAR PLANNING & ZONING COMMISSION MEETING

Tuesday, August 1, 2017

The City of Starbuck Regular Planning & Zoning Commission Meeting was held on Tuesday, August 1, 2017 at 9:00 am at the Starbuck Community Center located at 307 E 5th Street in Starbuck, MN.

Meeting called to order by Chairman Gunderson. Roll call. Present: Dave Gunderson, Jill Hansen, Bon Rasche, Michelle Knutson, Chris Taffe, Council liaison, Mayor Gary Swenson, City Clerk Andrew Langholz; absent: none. Quorum is present.

CONSENT AGENDA

- **Motion - Knutson: Approve the agenda as presented. Second - Taffe. Motion carried.**
- **Motion - Hansen: Approve minutes from the June meeting. Second - Knutson. Motion carried.**

ANYONE BEFORE THE COUNCIL

OLD BUSINESS

Clerk Langholz said that the new Commissioners should have received an e-mail from the League of Minnesota Cities to allow them to do the two training courses. He requested that the training be done by the September meeting.

NEW BUSINESS

Mr. Langholz said that developer Dan Snider was present to discuss placing townhomes on parcels 27-0613-001 and 27-0613-004. Mr. Snider explained that there would be one set of townhomes (2 connected units) on each parcel, a total of four residential living units on two parcels. He explained that the units would have a shared driveway and the units would face each other. Mr. Langholz ensured that they would be single story structures and not duplexes. Mr. Snider said that is correct and that the property would be an association and would be maintained by hired help.

Mr. Langholz said that he had been in contact with the Emily Siira from the DNR and she provided a lot of helpful materials. He said that the current R1 zoning ordinance allows single and two family homes, which would allow this type of use. One stipulation that the City would likely establish is that the water line for each parcel be split off to ensure that each unit had its own curb stop. He also said that according to the City's Shore Land ordinance, a variance would be required for parcel 27-0613-001. The variance is needed due to an insufficient amount of shoreline. The ordinance requires 75' per parcel, and the aforementioned parcel only has 67'. Mr. Langholz believed that a variance to allow this reduction should be fairly straight forward since Lake Minnewaska does curve in that area and when that happens one parcel will be narrowed no matter what, and this just happens to be that one parcel along the entire lakeshore within city limits. Mr. Snider said that the road that was platted west of the parcel had been vacated and they had over 80' of shoreline. Mr. Langholz requested that the Planning & Zoning Commission make a recommendation to the Council, just in case a variance was needed.

- **Motion - Knutson: Approve the building of townhomes on parcels 27-0613-001 and 27-0613-004, and approve the variance to lower the required shoreline from 75'. Second - Taffe. Motion carried.**

Mr. Langholz said that a variance request for 200 E 8th Street had been submitted. The variance would be to reduce the rear yard setback for a garage. This would allow the garage to be place in line with another garage on the property, and also in line with other garages in the area. The Commission discussed the need for updating the ordinance that governs setbacks. Mr. Langholz said they would begin updating the ordinance in September and it would likely take the winter to complete. The Commission made a recommendation to the Council.

- **Motion - Hansen: Recommend that the Council approve the variance at 200 E 8th Street to reduce the rear yard setback for a garage. Second - Knutson. Motion carried.**

REPORTS & ANNOUNCEMENTS

- **Motion - Rasche: Approve building permits 2017-29, 31-38, and 41. Second - Hansen. Motion carried.**

ADJOURN

- **Motion - Rasche: Adjourn the meeting at 9:44. Second - Knutson. Motion carried.**

Respectfully Submitted,

Andrew Langholz
City Clerk