

APPROVED

CITY OF STARBUCK, MINNESOTA

MINUTES OF REGULAR PLANNING & ZONING COMMISSION MEETING

Tuesday, September 5, 2017

The City of Starbuck Regular Planning & Zoning Commission Meeting was held on Tuesday, September 5, 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 - Taffe: Approve the agenda as amended. Second - Hansen. Motion carried.**
- **Motion - Knutson: Approve minutes from the August meeting. Second - Taffe. Motion carried.**

ANYONE BEFORE THE COUNCIL

Harvey Pederson presented the Commission with photos of a threshing kitchen that he has been restoring. He wanted to make sure that it was okay that it be stored at the Depot Society, in their parking lot. The kitchen is similar to a short rail car on wheels. The Commission said that it would be within all ordinances, and it should be allowed.

OLD BUSINESS

Clerk Langholz said that in regards to the variance request for 303 E 6th St. the Council denied the request based upon additional information that was provided to them. The ordinance was approved in 2001 and the house was purchased in 2012, meaning that the property wasn't grandfathered in, and there was no legitimate hardship. The Commission stated that they would have voted in the same manner as the Council, had they had the new information.

NEW BUSINESS

Mr. Langholz said that a complaint was filed pertaining to the fence permit at 601 Abercrombie Street. The complainant claimed that the fence should be 10' from the property line since he considers it the rear property line. Mr. Langholz requested that the Commission determine whether the east side of the property line should be considered either a rear or side yard. He stated that the diagram doesn't in the ordinance doesn't directly relate to this situation. The Commission said that east side of the property

abuts a neighboring property and not a maintained alley or non-maintained alley. The Commission made a recommendation to the Council.

- **Motion - Knutson: Recommend that the east side of 601 Abercrombie St. be considered as a side yard and follow the corresponding fence setback. Second - Taffe. Motion carried.**

Mr. Langholz introduced a building permit for 417 E 2nd Street. He said that the developer no longer wanted to pursue placing townhomes on the property since it would need to go through the subdivision process. He requested that at least two members of the Commission look at the property and make their determination of whether it is compliant with setbacks.

The Commission began discussing updates to Ordinance 155: Zoning Regulations. The entire ordinance is slated to be updated in spring 2018.

REPORTS & ANNOUNCEMENTS

- **Motion - Taffe: Approve building permits 2017-25, 39, 42, and 44-47. Second - Knutson. Motion carried.**

ADJOURN

- **Motion - Knutson: Adjourn the meeting at 10:03. Second - Hansen. Motion carried.**

Respectfully Submitted,

Andrew Langholz
City Clerk