

PLANNING COMMISSION MEETING
December 6, 2005

MEMBERS PRESENT: Bob Craggs, Richard Glasgow, Sharon Lee, Joe Paiement, Chris White, Diane Wirth

STAFF PRESENT: Chris Wallberg

OTHERS PRESENT: Al Bergevin, Bob Livingston, Melissa Martin, Tracie Steffenhagen

1. **CALL TO ORDER** by Chair Joe Paiement at 6:09 p.m.
2. **PLEDGE OF ALLEGIANCE** was said.
3. **MEETING MINUTES** – White had minor change (Item 4 (B) Discussion and Recommendation) “...Chaves was told by County system...” changing to “...Chaves was *not* told by County system...”
M/S/P (Craggs/Lee) to approve the minutes of the November 1, 2005 PC meeting minutes as amended. Motion passed.
4. **CONDITIONAL USE PERMIT APPLICATION BY AMY & WADE SABOT FOR VARIANCES TO ALLOW A SECOND DRIVEWAY AT 266 QUEHL AVENUE NORTH**
 - A. **Presentation of Application**

Public Hearing on an Application by Amy & Wade Sabot for variances to side yard setback and single access requirements to allow a second driveway access at 266 Quehl Avenue North

 - 1) **Call to Order** at 6:11 p.m.
 - 2) **Introduction of Application**

Wallberg explained variance application reviewed at November meeting; PC directed in absence of certified survey, Gilles to determine lot adequately defined; met with Sabots and property irons located; application accepted as complete; access needed to split entry home to facilitate wheelchair; only option second access driveway; variances required include (1) 10’ side yard setback to allow placement of driveway 9’6” from south property line, and (2) Section 712.05-1 requires only one driveway access for each residential lot.

 - 1) **Public Comments** - none
 - 2) **Written Comments** – Wallberg advised neighbor on south side of 266 Quehl Avenue North [Tracie Steffenhagen/244 Quehl Avenue North] arrived prior to meeting start and verbally stated no concerns.
 - 5) **Hearing Closed** at 6:15 p.m.
 - B. **Discussion & Recommendation**

Paiement noted review at last meeting was lack of survey with review of boundary lines by Wallberg; based on location of irons, determination boundary lines could be set. Lee concerned about plantings on south side which were noted were north of Sabot property line. Craggs, as CC liaison, asked a family member to publicly convey hardship. Sabot’s mother stated Amy Sabot has suffered several strokes, and with disabilities, unsure if she will walk in future; house too small for elevator and other options also considered; need to enter at ground level without using any stairs - therefore needing second driveway to access ramp attached to house; wheelchair too hard to push up 20+° hill. White remarked on email from Dave Simons (SEH) indicating no problem with construction of second access as long as additional items addressed; based on his comments, feels comfortable City Engineer capable of working with Sabots with subsequent follow-up. Sabots comfortable with additional items required. Lee pointed out hardship owner driven but believes due to fact of disability, they can approve; would like motion to address hardship issue. Paiement remarked that combination of site conditions and occupant’s need for driveway meets hardship test under Statutes, and Craggs granted spirit of what they do is support these applications.

M/S/P (Lee/Craggs) to recommend to the City Council approval of request for variance by Amy and Wade Sabot for variances to allow a second driveway at 266 Quehl Avenue North subject to (1) ditch deepened on south side of lot in addition to culvert with flared end sections installed under proposed access, (2) new access has paved surface to prevent erosion onto street and ditch, and (3) new access meets all code requirements for driveways, including maximum slope [stated in City Engineer’s report of November 4, 2005]; hardship is that the constraints of the property preclude reasonable alternatives. Motion passed. No further discussion. Wallberg thanked Sabots for their patience in application process.

5. MEMBER REPORTS

Glasgow reflected public hearing good example of how variances should be processed and expressed appreciation of staff in this situation. Craggs advised that staff and CC continue to move forward with Code of Ordinances; discussion at CC to have PC workshop first quarter/2006 reacquainting members on Code; sub committee formed of Wallberg, Livingston, and Craggs who will meet again to review; CC interested in promoting thorough review to include PC's main role in making recommendations to CC; planning for redesign of CSAH 18 moving forward; after first of year, anticipate receiving request to go forward; waiting on application for Federal funds – if received, construction work delayed until 2007 and City dollar amount reduced – if not received, construction in 2006 based on approval by cities providing share of funding. In answer to Lee's question, Craggs said there was no direct role of PC relative to redesign. Paiement questioned changes in Code redevelopment. Craggs provided recodification work in progress; intention to review policy issues with completion next year; sub committee narrowing down issues. Wallberg advised Gilles and Ruth Ann Brunckhorst have worked to clarifying language; currently on section of model zoning, the commonly used section of Ordinance book. Paiement suggested addressing hardship and applications/consistency including history of variances City has granted/denied past 3-5 years. Additional discussion held regarding Code of Ordinances.

6. ADJOURN - M/S/P (Craggs/White) to adjourn meeting at 7:05 p.m. Motion passed.

Joe Paiement, Chair

Kate Piscitello, Recording Secretary

The Truth in Taxation Public Hearing for 2006 Budget and Levy was conducted after the PC meeting (see separate minutes).