

**PLANNING COMMISSION MEETING**  
**August 2, 2011**

**PLANNING COMMISSION PRESENT:** Asia Bednar, Pete DeCorsey, Bill Francel, Chris White, Diane Wirth

**STAFF PRESENT:** Kate Piscitello, Chris Wallberg

**OTHERS PRESENT:** Richard Glasgow, Wayne Peterson

1. **CALL TO ORDER** by Chair White at 6:00 p.m.

2. **PLEDGE OF ALLEGIANCE** was said.

3. **MEETING MINUTES – M/S/P (Bednar/Francel) to approve the July 5, 2011 PC meeting minutes. Motion passed.**

**4. ORDINANCE RE: ACCESSORY BUILDINGS & STRUCTURES**

The City Council directed review of the ordinance regarding maximum garage size in the R-3 zone as a result of the Bauer application addressed last month; Bauers withdrew the application at the CC meeting before a motion was made for approval/denial; City Clerk & City Attorney reviewed entire Section 159.083 and found several items to be addressed; proposed draft revision distributed; CC has decided that a public hearing will be held at their August meeting and requested PC review and comments/recommendations.

Garage Size – the maximum for A-1 and R-1 districts in Lakeland is 1,000 square feet; after checking with other communities, it was found that Bayport allows a percentage of lot size, Afton and Lakeland Shores allows 750 square feet, and Lake St. Croix Beach allows 1,000 sq. ft. [comparison not exact because each city has its own zones/lot sizes].

**4a. PETITION TO THE COUNCIL** (added to Agenda)

Wayne L. Peterson, 16603 5<sup>th</sup> Street North. Chair White directed attention to Lakeland resident who was in attendance. Mr. Peterson has been a resident since the mid 1940's; requested current census of Lakeland and expressed concern on fluoride present in the City of Lakeland water based on a brochure he received in the mail. Richard Glasgow, CC, was present and will take Mr. Peterson's water concern to Matt Klein at the Water Department. Clerk Wallberg informed Mr. Peterson current census 2010 has 1,796 residents.

Following lengthy discussion and in order to publish public hearing by Friday, it was decided the individual findings would be forwarded to the City Clerk, and Chris White will put together for recommendation to CC. Bednar was in favor of recommending 1,014 sq. ft., DeCorsey 1,000 sq. ft., and Francel, White, and Wirth keeping the present 720 sq. ft. The following changes to 159.083 Accessory Buildings and Structures are to be recommended:

- Adding definition of gazebos; also including gazebos under Types of accessory buildings and defining gazebos on (B) Permitted accessory uses chart up to 160 sq. ft.
- Replacing (D) Building Permit to 'Relative to principal structure.'
- Drop (F) in regard to exterior design and color.
- Delete (N) in regard to slabs. Building inspector makes determination if building permit required.
- Delete (R) with understanding it could be a 3<sup>rd</sup> piece.

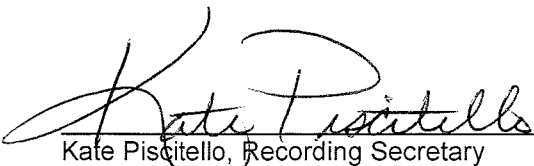
**5. REVIEW OF VARIANCE REQUIREMENT**

Recent legislative changes to the 'practical difficulty' requirements to grant a variance and the variance process in general and LMC summary had been provided for review, as well as problem property ordinance for properties - but issues not discussed at this meeting. Wallberg suggested reviewing ordinance book – exterior storage – for future discussion.

**6. MEMBER REPORTS**

Wirth noted beach still closed and commented on invitation by Shiely [barge]; will be on vacation for next meeting, Tuesday, September 13, at 6 p.m. that will include three variance requests/public hearings.

7. **ADJOURN – M/S/P (Bednar/Francel) to adjourn at 8:00 p.m. Motion passed.**

  
Kate Piscitello, Recording Secretary

  
Chris White, Chair