



**CITY OF LONG LAKE
PLANNING COMMISSION MEETING MINUTES
JUNE 9, 2015**

CALL TO ORDER

The meeting was called to order at 6:30 p.m. by Chair Erickson.

Present: Commission Members Adams, Erickson, Hughes, Jerde; City Administrator, Scott Weske; City Planning Consultant Addison Lewis; and, City Councilmember Dyvik.

Absent: Commission Member Keating.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVE AGENDA

Commissioner Adams moved to approve the agenda as presented. Commissioner Hughes seconded. Ayes: all.

CONSENT AGENDA

A. Minutes of the May 12, 2015 Planning Commission Meeting

Commissioner Hughes moved to approve the minutes as presented. Commissioner Adams seconded. Ayes: all.

OPEN CORRESPONDENCE

Chair Erickson presented an item to the planning commission related to the Long Lake Area Chamber of Commerce. He introduced himself as the Vice President of the Chamber and noted he would submit written materials for review, at this time, to the Planning Commission about signage improvements in Long Lake. He provided copies to the Commission and to those in attendance for review.

NEW BUSINESS

A. Public Hearing: Planning Case #2015-03/Expansion of Non-Conforming Structure and Conditional Use Permit to Allow Accessory Structure Exceeding 900 SF Floor Area at 235 Lakeview Avenue, Lisa Cochran and Jon Weidenbacher

Planning Consultant Addison Lewis presented a proposed permit to allow an accessory structure exceeding 900 square feet at 235 Lakeview Avenue. He explained the owners Lisa Cochran and Jon Weidenbacher submitted a Land Use Application to request an expansion of a non-conforming structure for the purposes of replacing and expanding the existing garage

located with in the required rear and side yard setbacks for property located at 235 Lakeview Avenue.

He noted the existing garage is 22 feet by 32 feet and is located 2 feet from the rear and north of the side property lines and explained that the City requirements state all accessory structures be located 5 feet or more from all lot lines. Additionally, the proposed expansion would increase the height of the garage from 15 feet 6 inches to 26 feet 5 inches. Likewise, the proposed expansion would increase the dimension of the wall parallel to the north side property line by 4 feet.

The total floor area of the proposed garage is 1,248 square feet of floor area, exceeding the 900 square foot requirement; therefore, the conditional use permit is requested.

Chair Erickson opened the public hearing at 6:50 p.m.

The neighbor to the north stated his concerns about the very tight area and said his garage backs up to the property.

Property owner Lisa Cochran assured the neighbor that they would have a survey conducted if required by the City, and make every effort to not interfere with the neighbor's property. She added they are hoping to improve the property with the garage expansion and also want to ensure that neighbors are not impacted.

Tim Holtman, 280 Lakeview Avenue, discussed various other properties in neighborhood where garage expansions had been constructed. He stated he has supported all of these expansions in the neighborhood, and also supports Ms. Cochran's planned garage expansion.

Patty Holtman, 280 Lakeview Avenue, added many of the homes in the neighborhood have a garage on the back of the lot, and she asked the Planning Commission to keep this in mind when considering the conditional use permit.

Ms. Cochran stated she understands the City regulations and again noted she plans to maintain the integrity of the property, and will not do anything to impact the neighbor's properties.

Commissioner Adams noted this plan is consistent with the character of the neighborhood.

Chair Erickson closed the public hearing at 7:00 p.m.

Commissioner Adams moved to recommend that the City Council adopt a resolution to approve the expansion of a non-conforming structure at 235 Lakeview Avenue, subject to the following conditions:

- 1. A survey is submitted with the building permit application showing the proposed garage as being no closer to the rear and north side property line than the existing structure.*
- 2. The garage is constructed consistent with the site plan, all land use application materials submitted, and information presented in the staff report dated June 9, 2015.*

An amendment was added, stating the proposed height of the garage, be at 18 feet with a 2 foot set back from the property line.

Commissioner Jerde seconded. Ayes: all.

Commissioner Adams moved to recommend that the City Council adopt a resolution to approve a conditional use permit (CUP) to allow for an accessory structure exceeding 900 square feet of floor area at 235 Lakeview Avenue, subject to the following conditions:

- 1. The accessory structure may not be lived in or used as a dwelling unit unless a separate conditional use permit is obtained, as outlined in Section 19, Subd. 6 of the Long Lake Zoning Ordinance.*
- 2. Any use of the proposed garage for the purposes of a home occupation shall be consistent with the requirements of a Class I Accessory Home Occupation unless a separate conditional use permit is obtained for a Class II Conditional Use Home Occupation.*

Commissioner Jerde seconded. Ayes: all.

OTHER BUSINESS

Council Liaison Report

Councilmember Dyvik noted he recently asked MNDot about adding an emergency access to the City's proposed turnback, but MNDot will not approve this. He added this will be a challenge when the road is shut down.

Commission Member Business

Commissioner Adams noted there is an issue with the City's postmaster not accepting the address of the City of Long Lake as 455 Virginia Avenue. Additionally, mail is not being delivered to the actual addresses within the City, and only to the PO Box address. Commissioner Adams suggested a meeting is in order to discuss this situation with the postmaster as soon as possible.

Commissioner Adams also noted Long Lake's Summer Fest will be held June 20-21st, 2015.

Staff Business

None.

ADJOURN

Commissioner Hughes moved to adjourn the meeting at 7:10 p.m. Commissioner Adams seconded. Ayes: all.

Respectfully submitted,

Scott Weske
City Administrator