

CRYSTAL PLANNING COMMISSION MINUTES

Monday, September 12, 2016 at 7:00 p.m.

Council Chambers, Crystal City Hall

1. CALL TO ORDER

The regular meeting of the Crystal Planning Commission convened at 7 p.m. with the following members present:

X Commissioner (Ward 1) Sears [Secretary]	<input type="checkbox"/> Commissioner (Ward 2) Selton	X Commissioner (Ward 4) Einfeldt-Brown
X Commissioner (Ward 1) Heigel [Chair]	X Commissioner (Ward 3) VonRueden	X Commissioner (Ward 4) Johnson [Vice Chair]
X Commissioner (Ward 2) Strand	X Commissioner (Ward 3) Buck	X Commissioner (At- Large) Daly

Other attendees: Community Development Director John Sutter, Assessing Specialist Gail Petschl, City Council Liaison Jeff Kolb, and other interested persons.

2. APPROVAL OF MINUTES

Moved by Strand and seconded by Daly to approve the minutes of the August 8, 2016 regular meeting. All ayes.

Motion carried.

3. PUBLIC HEARINGS

- a. Variance request from Matthew Detloff for a detached garage at 5565 Welcome Avenue North (Application Number 2016-08)

Mr. Sutter explained some of the history of the property, and said it was originally part of a larger lot that had been subdivided. Because of that subdivision, the garage then became located in the front yard and no longer met code so a variance is required to enlarge or replace the detached garage.

Mr. Sutter also stated that the variance would meet all the criteria for approval. The request is in harmony with the Zoning Code, it's not closer to the street than the existing garage, it won't alter the characteristics of the property, and it's not solely for economic considerations.

Commissioner Buck questioned how the garage could have a bigger footprint than the house. Mr. Sutter explained that the house is a two-story and all above-ground square footage counts, so it does meet code.

Commissioner Heigel asked whether the property owner planned on doing anything with the driveway. The property owner said they were not and also said he talked with the neighbors and nobody had any objections, they were primarily concerned about whether the tree near the driveway would remain since it's one of the largest trees in the neighborhood.

Moved by Commission VonRueden and seconded by Commissioner Sears to recommend approval to the City Council of the variance for a detached garage with the findings of fact as detailed in the agenda. All ayes. Mr. Sutter stated that this item would be placed on the city council agenda on September 20, 2016.

Motion carried.

- b. Variance request from Greg Staples for an attached garage addition at 5440 Twin Lake Terrace (Application Number 2016-09)

Mr. Sutter explained that this property has a unique set of circumstances. The city was granted a utility easement over the north 5 feet, the house is currently located 4.5 feet from the north property line, and there is a storm sewer pipe buried in the easement. There is street reconstruction going on the area, and since the cul-de-sac will be smaller after the current street reconstruction project is completed, the reduced front setback will not appear so dramatic. The attached garage addition will stay completely out of the easement so approving the variance will not make the existing encroachment worse.

As reference, the owner showed some pictures to the commissioners.

Commissioner Heigel asked if the garage will be detached, Mr. Sutter said that it will be an attached garage. Commissioner Buck wanted to verify that the addition would have full frost footings. Mr. Sutter said that it would and said that the building inspector has confirmed that the frost footing would not encroach into the easement. Commissioner Sears recommended that the frost footings be deeper because of the cold air from the lake going up the pipe.

Moved by Commissioner VonRueden and seconded by Commissioner Buck to recommend approval to the City Council of the variance for an attached garage addition with the conditions as shown in the agenda in Item C #1 that states that no part of the new garage can be in the easement. Owners are also advised to put frost footings deeper. All ayes. Mr. Sutter stated that this item would be placed on the city council agenda on September 20, 2016.

Motion carried.

- a. Subdivision request from Hennepin County for the Bottineau Gardens preliminary plat (Application Number 2016-10)

Mr. Sutter said that MNDot originally purchased these lots in the 1960's but have turned them over to Hennepin County. The county removed the remaining basements and

cleaned up the properties and now would like them re-platted so the parcels can be reconfigured and sold at auction. The lots will be re-oriented to face away from Lakeland Avenue and the existing sanitary sewer pipe will be removed by the city utility crew.

There is a 10 foot utility easement that needs to be vacated. A neighbor's driveway encroaches 1 foot onto county property so a driveway easement would need to be granted so the driveway can remain. Mr. Sutter also said that there would be some tree removal on the lots, and no park dedication fee would be required since the number of lots is not changing.

Eric Draeger, Land Acquisition Manager for Hennepin County, stated Hennepin County appreciates the assistance.

Commissioner Heigel asked whether tree replacement would be one to one, Mr. Sutter said he wasn't sure. Commissioner Sears said that the life span of a large tree is numbered and the eventual homeowner may need to replace.

Moved by Commissioner Strand and seconded by Commissioner Einfeldt-Brown to recommend approval to the City Council of the subdivision request for the Bottineau Gardens preliminary plat with the findings of fact as stated in item C of the agenda. All ayes.

Motion carried.

4. OLD BUSINESS – None
5. NEW BUSINESS - None
6. GENERAL INFORMATION
 - a. City Council actions on previous Planning Commission items: Revisions to the city's Floodplain Overlay District (City Code Section 515.61)

Mr. Sutter said there was a second reading last week and would become effective in mid-October. The change could result in some residents not needing flood insurance.
 - b. Update from Council Liaison

Council Liaison Kolb said that council will set preliminary levy on September 20 to highest level, can lower from that point but can't increase. He also said that MAC is holding an open house on September 27, from 5 – 7 pm at Crystal Community Center to discuss the future of the Crystal Airport.
 - c. Update on City Code Review Task Force

The Review Task Force is currently reviewing section XII, the council is working on sections V & VI.
 - d. Staff preview of likely agenda items for Monday, October 10, 2016 meeting
Nothing at this point.
7. OPEN FORUM

No one spoke before the commission.

8. ADJOURNMENT

Moved by Commissioner Buck and seconded by Commissioner Daly to adjourn. All ayes.

Motion carried.

The meeting adjourned at 7:50 p.m.