

CRYSTAL PLANNING COMMISSION AGENDA SUMMARY

Monday, June 10, 2013

7:00 p.m.

Crystal City Hall – Council Chambers

4141 Douglas Dr N

A. CALL TO ORDER

B. APPROVAL OF MINUTES

- May 13, 2013 regular meeting *

C. PUBLIC HEARINGS

1. Consider Application 2013-07 for realignment of a side lot line between 4924 and 4930 56th Avenue North *

D. NEW BUSINESS

1. Planning Commission training presented by City Attorney Mike Norton *

E. OLD BUSINESS

1. Discuss recodified Section 520 (Site and Building Plan Review) *

F. GENERAL INFORMATION

1. City Council actions on May 21 on previous Planning Commission items:
 - Approved a lot split at 6511 31st
2. Staff preview of likely agenda items for Monday, July 8, 2013 meeting

G. OPEN FORUM

H. ADJOURNMENT

** Items for which supporting materials will be included in the meeting packet*

CITY OF CRYSTAL

NOTICE OF PUBLIC HEARING

LAND USE APPLICATION 2013-07 4924 & 4930 56TH AVENUE NORTH REALIGNMENT OF LOT LINE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Crystal will meet on **Monday, June 10, 2013 at 7:00 p.m.** or as soon thereafter as the matter may be heard, at **Crystal City Hall, 4141 Douglas Drive North**, in said City, to consider Land Use Application 2013-07 submitted by Chad Sjodin, applicant, and Bradley Kair d/b/a MN Residential Holdings LLC, property owner.

PROPERTY LOCATION AND DESCRIPTION:

- 4924 56th Avenue North (PID 04-118-21-44-0055), legally described as Lot 16, Block 2, Lyle Carlson's Hillcrest 8th Addition, Hennepin County, Minnesota, containing 18,674 sq. ft. (0.43 acres)

and

- 4930 56th Avenue North (PID 04-118-21-44-0109), legally described as Lot 3, Block 1, Sower's Addition, Hennepin County, Minnesota, containing 11,724 sq. ft. (0.27 acres)

TYPE OF APPLICATION:

Realignment of the lot line between 4924 and 4930 56th Avenue North

DESCRIPTION OF APPLICATION:

Zoning is R-1 Low Density Residential. 4924 is currently vacant but construction of a new single family house is proposed. 4930 is currently improved with a single family house.

During surveying for a new house at 4924, it was discovered that the addition on the east side of the garage at 4930 encroaches onto the adjacent lot at 4924. The addition was built unlawfully by a prior owner of 4930 without a building permit. The addition encroaches into the minimum 5 foot side setback and platted drainage & utility easements in addition to its encroachment onto the 4924 lot.

The applicant proposes to purchase the west 6 feet of the 4924 lot and combine it with his 4930 property, thus shifting the lot line 6 feet east of its current location. This will bring the unpermitted addition into compliance with setbacks as well as containing it entirely with the now-expanded 4930 property. Concurrent with this application, the City Council will consider vacating the platted drainage and utility easements along the current lot line, and if necessary, establishing new easements along the new lot line.

A copy of the application is available for review on the Planning & Zoning page of the city website, www.crystalmn.gov, and also at Crystal City Hall during normal business hours. The city staff report will be similarly available on or about June 5, 2013. If you have questions please contact City Planner John Sutter at john.sutter@crystalmn.gov or 763.531.1142.

