



LE SUEUR PLANNING COMMISSION
203 South Second Street

MEETING AGENDA
Thursday, November 16, 2017
6 P.M.

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
 - 3.1. September 14, 2017
4. New Business
 - 4.1. EDA Lot Combinations – Plum Run
5. Other Business
 - 5.1 City Council Update
6. Adjournment



LE SUEUR PLANNING COMMISSION MEETING MINUTES

A meeting of the Planning Commission was held on Thursday, September 14, 2017 at 6 p.m. in the Council Chambers with the following attendees: Scott Schlueter, Lyle Olson, Nic Williams (participated via conference call), and Patrick Barry III. Members absent: Sara Iten, Patricia Dawson and Teresa Tebbe. Council Liaison: Newell Krogmann. Staff: Samantha DiMaggio

A **motion** was made by Member Barry, seconded by Member Olson approving the agenda as written. Voting in favor: Members Schlueter, Olson, Williams and Barry. Voting no: None. Motion carried.

A **motion** was made by Member Barry, seconded by Member Olson to approve the minutes for the July 13, 2017 meeting. Voting in favor: Members Schlueter, Olson, Williams and Barry. Voting no: None. Motion carried.

A public hearing was opened to consider a 4.1, a Conditional Use Permit 732 South Elmwood Avenue to allow for an apartment in a light industrial building. A **motion** was made by Member Barry and seconded by Member Olson approving a Conditional Use Permit to Mr. Kris Wilke with the condition that the apartment be owner occupied and not for rental purposes. Voting in favor: Members Schlueter, Olson, Williams and Barry. Voting no: None. Motion carried.

A public hearing was opened to consider a 4.2, a Conditional Use Permit at 510 Doppy Lane which would allow for the sale of truck toppers, trailers, and other such equipment. A **motion** was made by Member Barry and seconded by Member Williams approving a Conditional Use Permit to Toppers Plus with conditions relating to landscaping, parking and surface requirements. Voting in favor: Members Schlueter, Olson, Williams and Barry. Voting no: None. Motion carried.

Item 5.1, Minor Subdivision Request at 341 Cedar Trail. A **motion** was made by Member Barry and seconded by Member Williams approving the minor subdivision request. Voting in favor: Members Schlueter, Olson, Williams and Barry. Voting no: None. Motion carried.

Item 5.2, Zoning Code Update in 2018. A **motion** was made by Member Olson and seconded by Member Barry recommending a zoning code update be considered in the 2018 City Council Budget. Voting in favor: Members Schlueter, Olson, Williams and Barry. Voting no: None. Motion carried.

Item 5.3, CPAT Work Plan. A **motion** was made by Member Barry and seconded by Member Williams recommending the approval of the 2018 CPAT Work Plan. Voting in favor: Members Schlueter, Olson, Williams and Barry. Voting no: None. Motion carried.

Member Williams dismissed himself from the meeting.

A **motion** by Member Olson, seconded by Member Barry to adjourn. Voting in favor: Members Schlueter, Olson and Barry. Voting no: None. Motion carried.

Respectfully submitted,
Samantha DiMaggio, Community Development Director



Planning Commission Item 4.1

TO: Planning Commission
Samantha DiMaggio, Community Development Director

FROM: Nate Sparks

SUBJECT: EDA Lot Combinations – Plum Run

DATE: Thursday, November 8, 2017

Background

The City of Le Sueur Economic Development Authority has made an application for a minor subdivision to combine eight twin-home lots into four single family lots. The properties are part of the Plum Run Common Interest Community in the 200 block of Plum Run. The site is zoned R-3, Medium Density Residential.

Applicant's Proposal

The Plum Run Development was intended to consist of twelve twin-home units that were part of the Knoll View East Re-plat. A common interest community (CIC #44) was formed for exterior and grounds maintenance. Four of the units were built on Lots 9, 10, 11, and 12 of Block 3. The remainder of the lots are undeveloped. The EDA would like to combine the twin-home building pads each into one parcel for single family development. To do this, the request is for a waiver of the platting requirements to allow for the combinations. No easements would need to be vacated, as the common lot line has no standard drainage and utility easement. The result would be four single family homes instead of eight twin-homes. The R-3 Zoning District allows for both twin-homes and single family homes.

Each building pad would require an engineering review, at the time of building permit, to ensure that the lot can access utilities and is properly graded for storm-water management purposes. There are utility stubs to each individual lot, as well. It may be advisable to remove the unused stubs, if determined necessary by Public Utilities Staff.

The City Attorney and Community Development Staff are currently working with the residents who live in the built portion of the CIC to allow for the remaining parcels to be withdrawn. Then covenants and restrictions related to the twin-home development will no longer apply to these lots.

Minor Subdivision

The subdivision ordinance requires that all divisions, combinations, and lot line adjustments must be platted unless the City approves a waiver for a minor subdivision. A minor subdivision is defined as "a subdivision of small size situated in a locality where conditions are well defined that may be exempt from the strict regulations of this Chapter in accordance with Section 24-10 (c) of this Chapter."

Section 24-10 (c) states that a waiver of platting requirements may be granted in cases where:

1. The subdivision of a lot which is a part of a recorded plat or parcel, where the division is to permit the transfer of land from one (1) neighbor to another, and the newly created property line or lines will not cause either lot or lots when transfer is completed to be in violation of the Zoning Ordinance shall be exempt from the terms and conditions of this Chapter, notwithstanding or contrary to any provisions of this Chapter.
2. In the case of a subdivision of un-platted land or a re-subdivision of platted land into five (5) parcels or less, situated in a locality where conditions are well defined, and the subdividing will not be detrimental to the public welfare or injurious to other property in the locality in which the property in question is located and newly created, and property lines will not cause any resulting lot to be in violation of this Chapter or the Zoning Ordinances, the applicant may petition the Planning Commission, to exempt the sub-divider from complying with all or part of the regulations of this Chapter.

The proposed minor subdivision is to combine sets of two parcels that would result in Lots 1 and 2, Lots 3 and 4, Lots 5 and 6, and Lots 7 and 8 of Block 3 in the Knoll View East Re-plat. Therefore, the proposed combination is on previously platted property. The minimum lot size in the R-3 District is 9,000 square feet with 50 feet of width. As combined, the parcels will about 15,000 square feet in size and 115 feet wide.

Recommendation

City Officials should consider the request to combine the parcels without platting and determine if it is acceptable. Since the underlying lots are platted, it would appear to be acceptable to allow for the combination via the minor subdivision process.

Requested Action

The Planning Commission must review the lot combination request and recommend to the City Council if it is acceptable to waive the platting requirements and allow the combination as a minor subdivision.