



LE SUEUR PLANNING COMMISSION

City Council Chambers
203 South Second Street

MEETING AGENDA

Thursday, June 13, 2019
6 P.M.

1. Call to Order
2. Oath of Office – Melissa Huntington
3. Approval of Agenda
4. Approval of Minutes
 - 4.1. March 06, 2019
5. New Business
 - 5.1. Public Hearing – CUP Request Jim Fox
 - 5.2. Public Hearing - Zoning Code Update
6. Other Business
 - 5.1 City Council Report
7. Miscellaneous
8. Adjournment – Next Meeting; July 11, 2019



**LE SUEUR PLANNING COMMISSION
MEETING MINUTES
Thursday, June 6, 2019**

A special meeting of the Planning Commission was held on Thursday, June 6, 2019 at 6 p.m. in the Council Chambers with the following attendees: Scott Schlueter, Jack Roberts, Nic Williams, Ryan Scherer, Melissa Huntington and Dan Ryerson. Members absent: Teresa Tebbe. Councilman Krogmann and Samantha DiMaggio, Community Development Director, were also in attendance.

A **motion** was made by Member Schlueter, seconded by Member Roberts, to approve the agenda as written. Voting in favor: Members Schlueter, Huntington, Scherer, Roberts, Ryerson and Williams. Voting no: None. Motion carried.

A **motion** was made by Member Roberts, seconded by Member Schlueter to approve the minutes from March 14, 2019. Members Schlueter, Huntington, Scherer, Roberts, Ryerson and Williams. Voting no: None. Motion carried.

Item 4.1, New Member: The Planning Commission was pleased to welcome new member Melissa Huntington.

Item 4.2, Zoning Code Update: The members of the Planning Commission reviewed the proposed zoning map, districts and district provisions. They made a few slight revisions which are being sent back to the consultant, Nate Sparks, from NAC Planning.

Item 5.1, City Council Report: Council Member Krogmann shared that the CUP by BP Motors had been approved by the City Council as well as the PUD, Rezoning and Preliminary Plat for Le Sueur Meadows Phase II.

A **motion** by Member Schlueter, seconded by Member Williams to adjourn until June 13, 2019. Voting in favor: Members Schlueter, Huntington, Scherer, Roberts, Ryerson and Williams. Voting no: None. Motion carried.

Respectfully submitted,
Samantha DiMaggio, Community Development Director



Planning Commission Item 4.1

TO: Le Sueur Planning Commission
FROM: Samantha DiMaggio, Community Development Director
DATE: June 13, 2019
RE: Conditional Use Permit - - Jim Fox

PURPOSE/ACTION REQUESTED

The Planning Commission will hold a public hearing to discuss the proposed Conditional Use Permit Application for the property located at 417 Doggy Lane.

SUMMARY

James Fox has made an application for a conditional use permit to exceed the structural size limitations for an accessory structure in the R-1 Zoning District. The property is located at 417 Doggy Lane. The lot is slightly over 3 acres in size.

The applicant would like to place an additional garage on the property. The property has an attached garage of about 600 square feet. The applicant was granted a conditional use permit for a detached garage of 1,560 square feet. The applicant would now like an additional garage of 1,760 square feet. The applicant has provided plans for a structure that generally adheres to the other zoning requirements.

Accessory uses in the RR and R-1 Districts may receive a conditional use permit to exceed the 1,500 square foot maximum gross area. However, the structures cannot exceed 4,000 square feet in gross area and shall adhere to all height, setback and aesthetic requirements. In order to grant the conditional use permit in the RR or R-1 District, exceeding 1,500 square feet of gross floor area the City Council must find:

- (a) There is a demonstrated need and potential for continued use of the structure for the purpose stated;
- (b) The proposed structure has an evident function related to a one-family, low-density residential district;
- (c) The proposed structure shall be designed and maintained in a manner that is compatible with the adjacent residential uses and does not present a hazard to public health, safety and general welfare; and
- (d) No commercial or home occupations shall be conducted within the proposed structure.

Requested Action

The Planning Commission should review the application, hold a public hearing, and recommend to the Council whether or not to approve the request. If the Commission finds that the structure meets the review criteria, it would be acceptable to forward a recommendation of approval provided the structure meets all other zoning regulations. If the Commission finds that the applicant is not meeting the review criteria, a recommendation of denial should be forwarded to the Council.



**Planning Commission
Item 4.2**

TO: Le Sueur Planning Commission
Samantha DiMaggio, Community Development Director

FROM: Nate Sparks

DATE: June 13, 2019

RE: Zoning Code Update

PURPOSE/ACTION REQUESTED

The Planning Commission will hold a public hearing to discuss the proposed changes to the zoning code and map.

SUMMARY

The Zoning Districts and Zoning Map are being updated. A draft map is included for your review. The districts are also included for your review. The districts are proposed to have some mild revisions. Property that is used or planned to be used for multi-family is zoned as such. Single family neighborhoods are then protected from intrusion by multi-family uses. The C-I District is split into B-2 and I-1 to separate the uses. A PUD and Institutional District are each being prepared.

RECOMMENDATION

Staff recommends the Planning Commission review the attached information, listen to the presentation, have a discussion on the districts at the meeting and make any recommendations to the City Council on the proposed updates.