Lanesboro Planning & Zoning Agenda Wednesday, January 17, 2024 6:00 pm Lanesboro Community Center Meeting Room and Zoom

Zoom is provided as a way to offer more accessibility to council and committee meetings. However, due to potential technical issues, full functionality is not guaranteed Join Zoom Meeting

https://us02web.zoom.us/j/82633150353?pwd=L2dOT3BqeE9MSHFGSFp5b0ZpL0JHdz09 Meeting ID: 826 3315 0353 Passcode: 400815 Dial by your location • +1 312 626 6799 US (Chicago)

Public Hearing - 6:00 p.m. - Simple Lot Split Application for 401 Dupont Street

Call the Planning & Zoning Meeting to Order:

- A. Public Comments
- B. Agenda Approval
- C. Consent Agenda
 - a. Minutes of the Regular Meeting, November 15, 2023
 - b. Egge Building Permit
 - c. <u>Hummel Building Permit #1</u>
 - d. <u>Hummel Building Permit #2</u>
 - e. <u>Skelley Hotel Lanesboro Building Permit Application</u>
 - f. Brogle Building Permit Application
- D. Continued Business:
 - a.
- E. New Business
 - a. <u>Simple Lot Split Application 401 Dupont Street</u>
 - b. Driftless Trading Post Operations

Next Meeting: Wednesday, February 21, 2024 at 6:00 p.m.

Adjourn Regular Meeting

Commissioners: Jason Resseman, Michael Seiler, Jeff Lepper, Randy Rakosnik, and Tom Schramm

Lanesboro Planning and Zoning Commission Regular Meeting Wednesday, November 15, 2023 – 6:00 p.m. Lanesboro Community Center Meeting Room and Zoom

Present Members:

X Jason Resseman Randy Rakosnik	X Michael Seiler X Tom Schramm	<u>X</u> Jeff Lepper
Staff: <u>X</u> Mitchell Walbridge	X_ Darla Taylor	

Guests: Bonita Underbakke, Mark Bonney, Brenda Bonney, Joe Deden, Mary Bell, Sarah Kohn, Scott Taylor

Public Hearing – McKinney Variance Request

Member Resseman called to order the public hearing for a variance application for parcel ID 190315000, the property at 607 Fillmore Avenue S, as the property owner would like to construct a carport that would not meet side yard setback requirements as recorded in the city's Land Use Ordinance Chapter 151.21. There were no public comments. Member Resseman closed the public hearing at 6:04 p.m.

Public Hearing - Bonney (Lanesboro Landing) Request for Zoning Amendment

Member Resseman called to order the public hearing for a Zoning Amendment for parcel ID 190032000 and parcel ID 190032020, the properties at 100 and 102 Rivers Edge Drive, as the property owner requested rezoning the property from R-1 Single Family Residential District to C2-Highway Commercial District.

- Scott Taylor spoke in support of the Bonney's request for zoning amendment, noting he felt the Bonneys' plans for a resort business was appropriate use of the property.
- Mary Bell commented she would like to see more opportunities for tourists to stay in Lanesboro and have more opportunities in town.
- Brenda Bonney stated she was open to any questions that commission members may have regarding the application.

Member Resseman closed the public hearing at 6:07 p.m.

Regular Meeting:

Member Resseman called the Regular Meeting to order at 6:08 p.m.

- A. Public Comments: No comments were shared.
- **B.** Agenda Approval: Member Seiler motioned to approve the agenda as presented. Member Lepper seconded the motion. Motion carried with all in favor.
- **C. Consent Agenda:** Member Lepper motioned to approve the consent agenda. Member Schramm seconded the motion. Motion carried with all in favor.
 - a. Minutes of the Regular Meeting, October 18, 2023
 - b. 401 Parkway Avenue S Prescribed Grazing Permit
- **D.** New Business:
 - **a. McKinney Variance:** Member Resseman motioned to recommend the city council approve a side yard setback variance request submitted by applicant Vicky McKinney. Member Seidler seconded the motion. Members discussed the practical difficulties associated with the variance request. The commission determined that the construction of a carport falls in line with reasonableness for the single-family residential district. Members also recognized the landowner's situation arose out of circumstances unique to the property not caused by the landowner, particularly the lot size. It was concluded that the essential character of the property and area of the locality. After discussion, the motion was carried with all in favor.

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- **b.** Bonney (Lanesboro Landing) Request for Zoning Amendment: Member Resseman motioned to recommend the city council approve the rezoning application submitted by Mark and Brenda Bonney to change parcel ID 190032000 and parcel ID 190032020 to C-2 Highway Commercial District. Member Lepper seconded the motion. Commission members discussed practical difficulty factors. Members noted that the property use will be used in a reasonable manner given the zoning classifications and uses of properties adjacent to the Bonneys' land parcels. The commission also noted that given business activity in the area and the geographical area that the parcels are located, a C-2 Highway Commercial District classification would be more appropriate given the property's uniqueness. Commission members considered previous commercial activity that once took place on the property and did not have concerns that the essential character of the property or the locality would be altered. After discussion, the motion was carried with all in favor.
- c. Commercial Building Storage Regulations: Member Resseman motioned to remove this item from the Planning and Zoning Commission agendas until further recommendation is provided from the Lanesboro EDA. Member Lepper seconded the motion. Motion carried with all in favor.
- **d.** Procedure for Acceptance of Artwork Donated to the City: City Administrator Walbridge shared that a first and working draft of an ordinance for the acceptance of artwork to the city was shared with commission members. Administrator Walbridge stated members could submit suggestions or feedback on the draft to him via email. Member Resseman motioned to table. Member Lepper seconded the motion. Motion carried with all in favor.

E. Miscellaneous

a. December 20, 2023 Planning and Zoning Regular meeting: Noting that it is a holiday week, member Resseman motioned to cancel the December meeting of the Planning and Zoning Commission. Member Seiler seconded the motion. Administrator Walbridge stated he would communicate with the chairperson if any urgent business would require action prior to the January 17, 2024 meeting. Motion carried with all in favor.

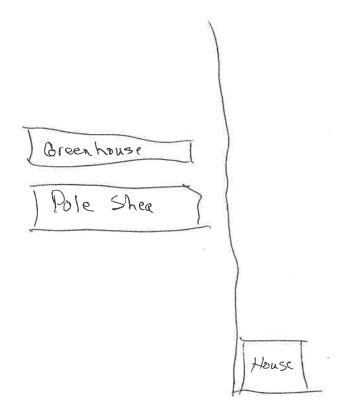
Adjourn: Member Resseman adjourned the meeting at 6:21 p.m.

Respectfully submitted,

Mitchell Walbridge City Administrator/Clerk

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comply with the plans and specifications herewith submitted, and with all City Ordinances applicable hereto. The applicant understands that he or she may be requested to explain the proposed activities to the Lanesboro City Council, Lanesboro Planning and Zoning Commission, or the Lanesboro Historic Preservation Commission. In the event the building permit is denied or modified, you may appeal the decision to the Lanesboro City Council. This permit shall become invalid unless the work authorized is commenced within 365 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 365 days. Applicants Signature: Date Signed: I-3 -24 I-3 I-34	Commercial Residential R1 Min Actual 30' Front Yard: 6' Side Yard: 20' Rear Yard: Application is made to the Zu his permit until the time an application is made accordin The applicant shall attach a s puildings, such that the Zoni	30* 15' 30' d date the per ing to the term single 8 %" X ng Administr	Addition Alteration/Remodel R2 Actual Front Yard: Side Yard: Side Yard: Rear Yard: Rear Yard: ment of the City of Lanesb ermit application receives to no of the Lanesboro Zoning 11" page illustrating: the s ator can identify how far a	30' 15' 30' Applic foro, Filmore the signature g Ordinance, ize and dime ill buildings a	Re-Side Re-Roof Setback Requirement R3 Actual Front Yard: Side Yard: Rear Yard: Rear Yard: e County, Minnesota. The of the Lanesboro Zoning a copy of which is availal ensions of the subject pro- pro-Side Yard: Rear Yard: Actual Actual Pro-Side Yard: Rear Yard: Please read and so Please read so Please read and so Please read so Please rea	Retaining Wall Accessory Building Image: Commercial Commercial Commercial Actual Front Yard: Side Yard: Rear Yard: sign below: e applicant is hereby advised that no c Administrator. The applicant is furthole and may be recieved at the City Officient; the location of street right	Front Side V Rear Construction shall er advised that re ice. ation and size of tt-of-ways; and th	Demo Building Otheir C2 Highway Actual Yard: Yard: Yard: Yard: Yard: existing and proposed the names of all adjacent
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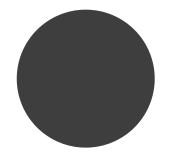
♦ HOTEL LANESBORO

Exterior Updates

- 6' Tall Cedar Fence- Left wood, not to paint
- Small decorative corbels on each post
- 4 Gates across for access to decks
- Keypad entry for 1 gate for bicycles to get through and store bicycles in backyard



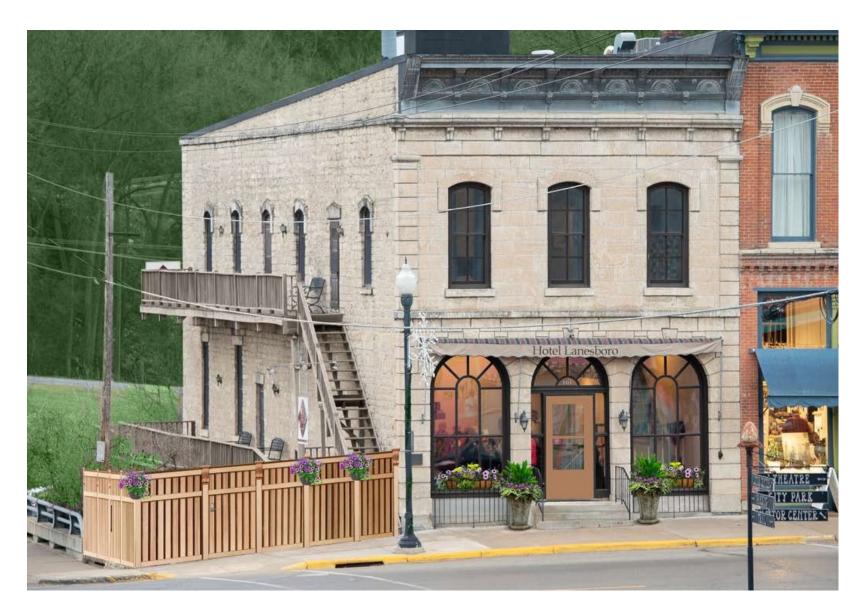
Colors



Existing Decks & Railing & Sign post

Sign post All window trim on all sides of building Front Door

2 flower boxes on the 2 front big windows, 2 big urn planters on either side of the railing various hanging flowers



201 Parkway N Ave. City of Lanesboro 202 Parkway Avenue S, Lanesboro, MN 55949 Application for Building Permit 507-467-3722 **Property Information** Site Address 201 Pa Kway De Ave -10-24 Property Owne Parcel ID Project Valuation 190090000 Jeffi, Patty Brogi Applicant Information Applicant is: Property Owner Contractor Tenant Other Applicants Name Phone Number State License # 952-994-3437 Company Name Email a) yahoo. con. Company Address 11 Code 55942. 30805 3815+ Aug. I would like my approved permit. Emailed (if different from above): Mailed Will Pick Up in Person **Detailed Description of Work:** · Adding windows on 15t floor - south side (coffee st W) · Replacing twoenderior doors - south & EAST SIDE (Coffee Street W & · Replace Z windows on south side to match (Parkway AVE N) · Ada LOWER LEVEL WINDOW ON MORTH SIDE OF BYILDING Property Type: **Construction Type:** Registeration New Building Deck Windows/Door Replacement Move Building Commercial \Box Addition Re-Side Retaining Wall Demo Building 1 Alteration/Remodel Re-Roof Other Adding Windows Accessory Building Setback Requirements Residential Commercial R1 R7 R3 C1 Downton C2 Highway Min Actual Min Actual Min Actual Actual Actual 30 Front Yard: 30' Front Yard: 30' Front Yard: Front Yard: Front Yard: 6 Side Yard: 15 Side Yard: 15' Side Yard: Side Yard: Side Yard: 20' Rear Yard: 30 Rear Vard: 30' Rear Yard: Rear Yard: Rear Yard: Applicant - Please read and sign below: Application is made to the Zoning Department of the City of Lanesboro, Fillmore County, Minnesota. The applicant is hereby advised that no construction shall proceed under the terms of this permit until the time and date the permit application receives the signature of the Lanesboro Zoning Administrator. The applicant is further advised that review of the permit application is made according to the terms of the Lanesboro Zoning Ordinance, a copy of which is available and may be recieved at the City Office. The applicant shall attach a single 8 ½" X 11" page illustrating: the size and dimensions of the subject property owned by the applicant; the location and size of existing and proposed buildings, such that the Zoning Administrator can identify how far all buildings are from front, side, and rear lot lines; the location of street right-of-ways; and the names of all adjacent property owners. Additional information may be requested by the Zoning Administrator: location of easements, foliage, topography and waterways, existing and proposed parking, landscaping, size and location of all signs, building floor plans, building elevations. If this zoning permit is granted, the applicant states that all work which shall be done and all materials which shall be used shall comply with the plans and specifications herewith submitted, and with all City Ordinances applicable hereto. The applicant understands that he or she may be requested to explain the proposed activities to the Lanesboro City Council, Lanesboro Planning and Zoning Commission, or the Lanesboro Historic Preservation Commission. In the event the building permit is denied or modified, you may appeal the decision to the Lanesboro City Council. This permit shall become invalid unless the work authorized is commenced within 365 days after its issuance, or if the work authorzied by such permit is suspended or abandoned for a period of 365 days. Applicants Signature: Date Signed: Permit Fee 1-10-20 Late Fee (2 times the permit fee) Total Fee Due Office Use Only Comments: Permit Approved Meeting Date Zoning Administrator Signature

Install one new window on lower level approximately 16 ft from NE corner of building

South Side - Replace door, replace two windows to match upper windows. Install 5 new windows to match upper windows

Coffee St West

East side- Replace door, remove awning, remove sign



City of Lanesboro

202 Parkway Avenue South, Lanesboro, MN 55949 (507) 467-3722 www.lanesboro-mn.gov

APPLICATION FOR SIMPLE LOT SPLIT

(for creating 2 lots from an existing parcel, including the existing parcel)

City of Lanesboro Zoning and Subdivision Ordinance Section 340.10 Subd. 2

a. Simple Lot Split. When one parcel or lot of record is divided to result in two lots of parcels, the platting procedures as set forth in the subdivision regulations may be waived if approved by the Council. Transfer of title or the process of subdividing may at the discretion of the Council be satisfied by one of the following methods:

1. The filing of a Final Plat.

- 2. Certificate of Survey.
- 3. Registered Land Survey (for registered land)

4. Recording of Title.

To be completed by applicant, who must be an owner with record title to the property. All owners must sign.

Applicant Informa			10	~	1 11	0
Name: Joel	7 Bicoke					Properties)
Mailing Address:	14048	20 371St,	Ane '	Canto	on, mn	55922
Telephone: Voice:			_Fax:			
Email: $\int \omega \rho \xi$	eff@ou	+ look, COM				

Land Subject to this Application.

Parcel/Tax ID #	190136000	
Street Address:	401 Dupont St.	
Legal Description:		
	Included on Survey	

(Attach if more space needed)

Reason for Applicati	on.	A				~1
to Creak	a	buildable	ø	lot on	EINwood	72

Describe Improvements/Buildings on existing property, and planned use of additional lot if split granted.

Currently there is	a house and two small Storage
huldings located on	the property. I am seeking to
split this lot becau	se the new parcel created would
be accessible from E	Inwood Street and would be desirable
as a location for	a new build. I would consider either
building on parcel.	B or selling to a new prospective
buyer,	

Information for Applicants

- 1. The simple lot split will produce no more than 2 lots, including parent parcel.
- 2. Each lot will have direct access to an existing paved street with the frontage required for the zoning.
- 3. Existing streets will not be affected, except as may be required to provide additional right of way in order to meet the minimum street design standards.
- 4. All lots will be serviceable by existing water and sewer lines, unless waived by the City.
- 5. The initial subdivision is not part of a future larger subdivision.
- 6. The proposed lots meet all applicable zoning or land use requirements.

Each application must include the following attachments:

survey certified within the last 90 days identifying:

- existing parcel and lot boundaries and dimensions; (1)
- proposed parcel and lot boundaries and dimensions; (2)
- (3) area, in acres or square feet, of each resulting parcel or lot;
- (4) all existing structures;
- (5) all existing easements;
- (6) any designated wetlands;
- 100-year flood zone boundary or a statement that the project area is outside that zone; (7)
- (8) all adjoining rights of way; planned source of potable water (city or well) for each lot; and (8)
- sanitary sewer service (city or approved septic system) for each lot. (9)

*Note that approval of this application does not constitute approval of the potable water supply or sanitary sewer service. The city may require connection to city sanitary sewer and disallow septic system.

Applicant's Statement

This request is being made to divide and/or join property for the purpose of obtaining building permits or transferring ownership I further understand that any request to alter lot or parcel boundaries is subject to the City of Lanesboro Zoning and its, the City's comprehensive plan, and other applicable ordinances and regulations. In the event that approval of this application is granted based on false information provided by the Applicant or Surveyor, the City has the right to revoke the approval and any permits issued hereunder as a result of that false information, whether supplied through error or intent.

12-4-23Date Signed

Applicant's Signature

