

**Lanesboro Planning and Zoning Commission
Regular Meeting Minutes
Wednesday, July 17, 2024 – 6:00 p.m.
Lanesboro Community Center Meeting Room and Zoom**

Present Members:

 X Jason Resseman X Michael Seiler X Jeff Lepper
 X Randy Rakosnik — Tom Schramm

Staff:

 X Mitchell Walbridge X Darla Taylor

Guests: Bonita Underbakke, Cheryl Neary, Neil Bechtold, Kristen Coplin

Public Hearing

Member Resseman called to order the public hearing at 6:00 p.m. for a variance application for the property at 201 Elmwood Street East, Lanesboro, Minnesota – Parcel ID 190224000. Cheryl Neary, the property owner, was present at the public hearing and explained the reason for the variance application. Member Resseman closed the public hearing at 6:01 p.m.

Regular Meeting

Member Resseman called to order the Regular Meeting at 6:01 p.m.

A. Agenda: City Administrator Walbridge requested additions to the agenda:

- Addition of a building permit application for Parcel ID 190209000 to the Consent Agenda.
- Addition of a building permit application for Parcel ID 190309010 to the Consent Agenda.
- Addition of a building permit application for Parcel ID 190277000 to the Consent Agenda.

Member Rakosnik entered a motion to approve the agenda with the requested additions; Member Seiler seconded the motion. Motion carried with all in favor.

B. Public Comment: No public comments were shared.

C. Consent Agenda:

- Minutes of the Regular Meeting, June 20, 2024
- Building Permit Application – Parcel ID 190144000
- Building Permit Application – Parcel ID 190278000
- Building Permit Application – Parcel ID 190254000
- Building Permit Application – Parcel ID 190240020
- History Alive – Annual Sidewalk Permit Application
- Building Permit Application – Parcel ID 190235000
- Building Permit Application – Parcel ID 190209000
- Building Permit Application – Parcel ID 190309010
- Building Permit Application – Parcel ID 190277000

Member Rakosnik entered a motion to approve the Consent Agenda; Member Seiler seconded the motion. Motion carried with all in favor.

Continued Business

- A. Food Stand Regulations:** Administrator Walbridge shared a draft of ordinance 113.12 which would regulate food stands. Members reviewed the drafted ordinance and agreed the language of the ordinance was ready to refer to the city council for its review. Administrator Walbridge explained that the Minnesota Department of Health still grants the 21-day variance for a temporary food stand to operate

Approved 10/16/2024

more than 21 days in a calendar year, though local endorsement from the city is a requirement for that variance application. Member Rakosnik entered a motion to refer the drafted ordinance language to the city council for its review; Member Seiler seconded the motion. Motion carried with all in favor.

New Business

A. Variance Application – Parcel ID 190224000: Members discussed the variance application submitted by Cheryl Neary for her property at 201 Elmwood Street East. Neary hopes to replace the deck on the south side of her property that accesses her residence. The plans for the deck encroach within the 15-foot side yard setback requirement as well as the 30-foot rear yard setback requirement. The deck would come within 3 feet of Neary’s property line and within 16 feet of the rear property line.

Members completed findings-of-fact for the practical difficulties tests for land use variances:

- Reasonableness: Members found that the property owner would like to use the property in a reasonable way as a means for ingress and egress to the residence via the construction of a stairway and deck.
- Uniqueness: Members found the geographical circumstances unique to the property, including the slope on the south side of the property, that makes access to the home difficult.
- Essential Character: Members found that there is currently a deck existing for ingress and egress, therefore a replacement deck would not alter the essential character of the locality. It was also noted that the proposed deck and stairway construction is within reasonable scale.
- Members found that the variance application was in harmony with the purposes and intent of the ordinance.
- Members found that the variance was consistent with the city’s comprehensive plan, specifically for the R-2 Multi-Family Residential District.

Member Seiler entered a motion to adopt the findings-of-fact for the variance application; Member Lepper seconded the motion. Motion carried with all in favor.

Member Resseman entered a motion to refer the variance application and recommended approval to the city council for its consideration; Member Rakosnik seconded the motion. Motion carried with all in favor.

Member Resseman entered a motion to refer the corresponding building permit application and recommended approval to the city council for its consideration; Member Rakosnik seconded the motion. Motion carried with all in favor.

B. Building Permit Application – Parcel ID 190283010: Administrator Walbridge requested partial approval for the building permit application submitted for 507 Calhoun Avenue South. Specifically, approval for the change of the front door entry and deck repair/addition of a railing are eligible for approval. Administrator Walbridge explained that the home addition for the south side of the property will be considered later after the property owners, Wayne and Joan Finnegan, complete a land transfer with the neighboring property owner, David Harrenstein.

Member Rakosnik entered a motion to partially approve the building permit application to allow for the change of the front door entry to the property as well as to repair the deck and add a railing to the deck; Member Lepper seconded the motion. Motion carried with all in favor.

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

Member Resseman adjourned the meeting at 6:16 p.m.

Respectfully submitted,

Mitchell Walbridge
City Administrator/Clerk