

**MINUTES
AUSTIN CITY PLANNING COMMISSION
TUESDAY, OCTOBER 14th, 2003
5:30 P.M.
COUNCIL CHAMBERS**

MEMBERS PRESENT: Jack Rosenberg, Suzanne McCarthy, Sue Grove, Brian D. Johnson, Janet Anderson, Glenn Mair, Gordon Kuehn, and Richard Bergstrom

MEMBERS ABSENT: Sue Howard

OTHERS PRESENT: Council Member Dick Pacholl, Craig Hoium, Craig Byram, and Public

The meeting was called to order by Commission Chair Brian D. Johnson at 5:30 P.M.

Motion to approve September 9th minutes made by Commission Member Rosenberg, seconded by Commission Member Anderson. Motion passed unanimously.
Suzanne McCarthy was welcomed as a new member.

OPEN PUBLIC HEARING: To consider request from Rick and Eileen Bremner, 300 4th ST SW, Austin, MN, for a 3 foot, 3 inch, variance from the minimum 12 foot, 6 inch, corner side yard setback for structures located in a "R-1" Single-Family Residence District. This request has been made to Accommodate the construction of a 24 foot by 22 foot attached garage.

Mr. Hoium addressed the Commission and reviewed the request. He showed a photo of the garages for the members to keep in mind. He also pointed out the drawing shows where a 24' x 24' garage was originally planned, and where the proposed 22' x 24' garage is now planned. He also stated that he had received a call from US Bank, the trustee for the property under review, who only had questions regarding the requested variance.

Commission Member McCarthy asked about the neighbors to the west.

Mr. Hoium said the neighbor had concerns about the 2ft offset proposed on the north exterior wall of the previously planned detached garage addition.

Commission Member McCarthy asked if there would be a visibility issue on the north side. She also had questions about an existing utility pole and the cost of its removal.

Commission Member Rosenberg asked about the maintenance of the shared driveway.

Rick Bremner, 300 4th ST SW, then spoke to the Planning Commission. He stated that his neighbor asked for the garage to be in the proposed location versus the original plan. He has talked to the Utilities and gotten a price on moving the pole. He also stated the bushes will be trimmed for better visibility and a diseased tree will be removed.

Commission Member Grove asked if the driveway would still be the same.

Mr. Bremner stated that there would be a separate driveway onto the street for the planned attached garage.

Mr. Hoium stated that any curb cut needs to be okayed with the City Engineer.

Commission Member McCarthy asked about the possibility of an east driveway.

Mr. Bremner stated there is a very large tree on the east side which would have to be removed to accommodate that.

Commission Member Rosenberg asked about the trust issue.

Mr. Bremner stated that is the neighbors.

Commission Member Johnson asked for a motion.

Commission Member Mair made a motion to recommend approval to the City Council that it meets the statutory requirements for granting a variance and there would be no more obstruction than already exists. Commission Member Rosenberg seconded the motion. Motion passed unanimously.

OPEN PUBLIC HEARING: To consider a parking appeal from Dennis and Peggy Boik, 1606 2nd AVE NW, Austin, MN, Pursuant to City Code section 11.70, Subd. 1, (B) which prohibits off-street parking in front yard areas of “R-1” and “R-2” Districts. The petitioners are proposing to place an additional driveway at the property located at 1604 2nd AVE NW which is located in a “R-1” Single-Family Residence District.

Craig Hoium reviewed the request for the Planning Commission. He stated that the residence is a Duplex. The petitioner lives in 1606 and 1604 is rented. Mr. Hoium also pointed out all the other duplex structures with this block which currently have (2) driveways.

Commission Member Kuehne asked if all of the trees will stay.

Dennis Boik, 1606 2nd AVE NW, spoke to the Planning Commission. He stated the trees will all remain. His neighbor approves the project. Mr. Boik also stated that if given approval of this requested action – the outcome of this proposed driveway would be in compliance to the intent of the ordinance in removing parking off the street.

Commission Member Johnson asked for a motion.

Commission Member Kuehne made a motion to recommend approval by the City Council, as it would be similar to the rest of the neighborhood. It would not alter the character of the neighborhood, and would reduce parking on 2nd AVE NW. Commission Member Anderson seconded. Motion passed unanimously.

OPEN PUBLIC HEARING: To consider a parking appeal from Roger Kahle, 607 4th ST SW, Austin Mn, pursuant to City Code Section 11.70, Subd. 1, (B) which prohibits Off-street parking in front yard areas of “R-1” and “R-2” Districts. The petitioner is proposing to place a circle drive in the front yard area of his residence which is located in a “R-1” Single-Family Residence District.

Craig Hoiium reviewed the request. He showed a photo of an existing slab of cement that would be removed upon approval of the variance.

Commission Member Johnson asked where the garage is located.

Roger Kahle, 607 4th ST SW, spoke to the Planning Commission. He stated that there is a safety factor when backing onto 4th Street SW from the shared driveway.

Commission Member McCarthy asked why he couldn't just drive around behind and come out that way.

Mr. Kahle said his neighbor does not want them driving on his property.

Commission Member Anderson asked if the fence and Shrubbery would stay or go.

Mr. Kahle stated they all stay.

Commission Member asked if the existing cement pad will go.

Mr. Kahle said yes, and they would be landscaping and adding a deck also.

Ida Jahren, 405 5th AVE SW, understood parking would be in the garage. She thinks Roger should have a long term plan. She is reluctant to have him do anything that would effect property values.

Becky Kahle, 607 4th ST SW, pointed out the landscaping plan from Bergs Nursery. She thinks the slab is unattractive. The circular drive meets all requirements and the landscaping will look better.

Commission Member McCarthy stated that they have the option to park in the garage.

Mrs. Kahle stated that she will be using the garage. She thinks the circular drive will improve the looks and value of the property.

Commission Member Anderson said Mrs. Jahren thought the shrubs and fence would be effected.

Mrs. Jahren stated that the survey shows some of the bushes are his.

Commission Member Johnson questioned the parking area.

Mr. Hoiium reviewed the request.

Commission Member Bergstrom thought this plan would be an improvement to the property and made a motion to recommend approval to the City Council. Commission Member Rosenberg seconded the motion. Motion carried with 7 ayes and 1 nay. Commission Member McCarthy voting nay.

OTHER BUSINESS:

Craig Hoiium welcomed Suzanne McCarthy who replaced Roger Stratton. He stated that a workshop will follow the meeting.

ADJOURN:

Motion was made by Commission Member Kuehne to adjourn Planning Commission Meeting. Seconded by Commission Member Mair. Motion passed unanimously. Meeting adjourned at 6:14 P.M.