

MINUTES
AUSTIN CITY PLANNING COMMISSION
TUESDAY, SEPTEMBER 13, 2011
5:30 P.M.
AUSTIN CITY COUNCIL CHAMBERS

MEMBERS PRESENT: Jeff Bednar, Dan Hirst, Steve Kime, Jodi Krueger, Jim Mino, Troy Nelson, Lonnie Skalicky, Lynn Spainhower, and Holly Wallace

OTHERS PRESENT: Craig Byram, Craig Hoium, and public

The meeting was called to order at 5:30 P.M. by Commissioner Spainhower with no corrections to the agenda or the Tuesday, July 12 Planning Commission Meeting minutes. Commission Member Wallace made a motion to approve the minutes as written and Commissioner Hirst seconded the motion.

Open Public Hearing: To consider a request from Gary and Serena Brolsma, 710 Oakland Ave West for a 15 foot variance from the minimum twenty foot side yard setback for properties located in a "B-2" Community Business District. This requested action involves the property located at 710 Oakland Ave West and is pursuant to City Code Section 11.41, Subd.5, D.

Commissioner Spainhower read the Open Public Hearing and Craig Hoium continued with further information for the commissioners. Mr. Hoium explained this property in question as being located in an area of many land uses. It has changed more towards a commercial land use area which creates unique development standards that need to be met.

Craig Hoium referred to the monitor showing the deck/gazebo positioned as 5 foot from the sidewalk/property line. The photos presented were shown from the north of the property; from the property owners driveway, also north of the property; and from the south of the property. The existing lot coverage is 30% and the allowance in a commercial land use area is 80%. One call was received regarding of the open public hearing related to the roof of the gazebo regarding the roof overhang and the property line.

Serena Brolsma, 710 West Oakland Avenue, the petitioner came forward for questions. She stated that the gazebo is going on the deck and there was not a permit issued for the gazebo but there was a permit issued for a portion of the deck which was installed 12 years ago. The gazebo will be made of wood and includes a roof that will both match the house. The railing was taken off to frame up the gazebo on the deck which consists of see through screen. The height of the gazebo roof will be approximately 8 feet.

Commissioner Spainhower requested other locations on the property for the gazebo on the deck or the rear yard area. Mr Hoium commented on a location between the deck and garage. Mrs Brolsma

noted that moving the deck/gazebo to the area between the deck and the garage will obstruct her vision of the daycare children to and from school and buses.

Commissioner Mino made a motion to deny the requested variance as this will be adding to a non-conforming deck and there are not unique circumstances to the property not created by the landowner. Commissioner Nelson abstained from voting due to a conflict of interest. Commissioner Bednar seconded the motion. Voting in opposition to the motion were Commissioner Skalicky and Commissioner Krueger. Motion for denial passed 6 – 2.

Sign Appeal: To consider a request from Schad Tracy Signs, 325 Minnesota Ave N, Oronoco, MN for a sign appeal which limits directional sign face areas to 4 square feet and other signs to 2 square feet for properties located within an "R-2" Multi-Family Residence District. This action involved the Mayo Clinic located at 1000 1st Dr NW and relates to a proposed directional sign at the main facility entrance from 1st Dr NW. Said action is pursuant to City Code Section 4.50, Schedule No.II

Mr Hoium discussed the sign appeal and referred to the monitor regarding locations. Currently the sign is like others on the Regional Medical Center property which are 48 inches wide and 84.25 inches high. The proposed new sign would have the dimensions of 72 inches wide and the height of 9 feet 10 inches. The sign should not obstruct the vision of drivers or pedestrians.

Commissioner Skalicky made a motion to recommend the approval the sign appeal and Commissioner Kime second the motion.

Other Business: -Rental Housing Ordinance Update

City Council has been discussing and put together a committee consisting of City Council members, staff, HRA, Craig Hoium, James Hurm, Police Chief Krueger, Fire Chief Healey and Rental Association members. Mr Hoium has already developed a Rental Property Owner Registration form and is currently working on an ordinance for licensing which is still being discussed. Available to landlords and tenants will be an informational DVD.

- Vision 2020 Presentation Scheduling

Monday, September 19 after the City Council Meeting in the Council Chambers Craig Hoium will be giving a 15 to 20 minutes informational presentation explaining the Vision 2020 process. All Planning Commissioners are invited and encouraged to attend.

- New Variance Rules

Craig Byam ran through the New Variance Rules pointing out the five items that need to be clarified when considering a variance.

Commissioner Mino made a motion to adjourn the meeting and Commissioner Hirst second the motion. The motion passed unanimously.

The Planning Commission Meeting was adjourned at 6:20 pm.