

MINUTES
AUSTIN CITY PLANNING COMMISSION
TUESDAY, JULY 10, 2012
5:30 P.M.
AUSTIN CITY COUNCIL CHAMBERS

MEMBERS PRESENT: Steve Kime, Jodi Krueger, Jim Mino, Troy Nelson, Lonnie Skalicky and Holly Wallace

MEMBERS ABSENT: Jeff Bednar, Dan Hirst and Lynn Spainhower

OTHERS PRESENT: Craig Byram, Craig Hoium, and public

The meeting was called to order at 5:30 pm by Commissioner Mino. Commissioner Nelson made a motion to approve the June 12, 2012 Planning Commission Minutes and Commissioner Wallace seconded the motion. Motion passed unanimously.

OPEN PUBLIC HEARING: To consider a request from Nathan & Jennifer Moriarty, 1110 27th St SW, Austin MN for an 11 foot variance from the minimum 20 foot rear yard structure setback for structures located in an "R-1" Single-Family Residence District. Said action is pursuant to City Code Section 11.30 Subd.5 for this proposed 24 foot by 14 foot deck construction.

Craig Hoium discussed the property under review as being located in an "R-1" Single Family Residence District with adjacent properties of the same zoning classification. The deck in consideration will be attached to the primary structure which establishes the required 20 foot setback from the rear yard property line. Mr. Hoium continued explaining accessory structures, which would be a deck not attached to the primary structure, having a required setback of five feet from the rear yard property line. A mailing was distributed and Mr. Hoium received a few calls regarding explanation of the project; no objections were communicated.

Commissioner Wallace commented that it looked like the deck would be nine feet from the adjacent property line and this was confirmed by Mr. Hoium. Nathan and Jennifer Moriarty of 1110 27th Street SW came forward for questions regarding their request. Commissioner Skalicky asked if they had been in minimum contact with their neighbors. The Moriarty's stated the mailing informed neighbors and the neighbor owned the fence directly behind them. Commissioner Mino questioned the use of the concrete slab. Nathan stated the deck was being added in the requested location to protect various areas of their home from unwanted access; therefore, leaving the concrete slab open.

Commissioner Skalicky made a motion to recommend approval of the requested variance taking into consideration the five items of review for Council approval.

1. Is the variance in harmony with the general purposes and intent of the zoning ordinance?
2. Is the variance consistent with the comprehensive plan?
3. Does the proposal put the property to use in a reasonable manner?
4. Are there unique circumstances to the property not created by the landowner?
5. Will the variance, if granted, alter the essential character of the locality in which the property is situated?

Commissioner Kime seconded the motion and the motion was carried.

OTHER BUSINESS:

Vision 2020 update

Craig informed the Commissioners of the ten committees which have been formed from the top ten ideas formulated from Vision 2020. He would like members to spread the word regarding these committees in need of additional members and possibly look into participating in committee activities themselves. There is a link to the Vision 2020 website from the City of Austin website.

Commissioner Krueger made a motion to adjourn the meeting and Commissioner Wallace seconded the motion. Motion passed unanimously.