

MINUTES
AUSTIN CITY PLANNING COMMISSION
TUESDAY, OCTOBER 15, 2013
5:30 P.M.
AUSTIN CITY COUNCIL CHAMBERS

MEMBERS PRESENT: Laura Helle, Dan Hirst, Steve Kime, Jim Mino, Lonnie Skalicky, and Holly Wallace

MEMBERS ABSENT: Jeff Bednar, Troy Nelson and Lynn Spainhower

OTHERS PRESENT: Craig Byram, Craig Hoium, and public

Commissioner Mino called the Planning Meeting to order at 5:30 pm. Commissioner Wallace made a motion to approve the September 10, 2013 meeting minutes as written and Commissioner Hirst seconded. The motion was carried.

OPEN PUBLIC HEARING: To consider a request from Jim & Jean Sauer, 600 38th Ave NE, Austin, Minnesota for a 824 square foot variance to be issued pursuant to Austin City Zoning Code 11.01 & 11.30, Subd. 5, governing the maximum accessory structure area of 1,584 square feet for property exceeding 1 acre in size or greater for lots located in an "R-1" Single-Family Residence District.

The petitioners for this variance request are Jim and Jean Sauer. The zoning classification of the property in question and the surrounding properties would consist of "R-1" District with residential single family dwellings. This project was started when the property was recently located in Lansing Township before the annexation became effective in January 2009. The requested variance is for 824 square feet more than the 1,584 square foot allowance. The addition would be of a 30 foot by 30 foot structure to an existing 30 foot by 40 foot detached garage. Also, located on the property are a dwelling, 14 foot by 22 foot shed and a 30 foot by 40 foot garage which is the structure being added onto. There are a number of vehicles and recreation vehicles located on the property and the additional storage building would be used for these items. There are other properties in the area that have large accessory structures as well. Mailings went on regarding this variance and no calls or correspondence was received.

In considering the petitioned variance, the following needs to be taken into consideration when reviewing this request:

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?

Jim Sauer, 600 38th Avenue NE, petitioner had started the project before the Lansing Township Annexation into the city limits. The small shed will be sided and the other shed located on the will have a metal roof added.

Commissioner Skalicky made a motion to approve the recommendation to City Council the variance taking the five statutory items above into consideration. Commissioner Hirst seconded the motion and the motion was carried.

Commissioner Kime made a motion to adjourn the meeting and Commissioner Hirst seconded the motion. The motion was carried and the meeting was adjourned at 5:46 pm.