

**MINUTES**  
**AUSTIN CITY PLANNING COMMISSION**  
**TUESDAY, JUNE 14, 2016**  
**5:30 P.M.**  
**AUSTIN CITY COUNCIL CHAMBERS**

**MEMBERS PRESENT:** Laura Helle, Steve Kime, Jay Lutz, Troy Nelson, Greg Siems, and Aaron Stewart

**MEMBERS ABSENT:** Rick Bremner, Jim Mino, and Lynn Spainhower

**OTHERS PRESENT:** Craig Byram, Holly Wallace and public

Commissioner Kime called the meeting to order at 5:30 pm. Commissioner Helle made a motion to approve the April 12, 2016 Planning Commission Meeting minutes as written. Commissioner Siems seconded the motion and the motion was carried.

**OPEN PUBLIC HEARING:** To obtain a Conditional-Use Permit for a proposed large scale retail development at 1301 18<sup>th</sup> Avenue NW. This action is pursuant to City Code Section 11.41, Subd.3, (F) which lists retail establishments exceeding 70,000 square feet as a Conditional Land-Use in a "B-2" District.

Ms. Wallace indicated Hy-Vee is requesting this CUP with the construction of the retail establishment exceeding 70,000 square feet. She went over the Applicable Ordinance Provisions, including Subdivision 5 and the manufacturing reuse being monitored. She continued with the Staff Recommendations with an amendments to six, seven and nine along with a proposed site plan of the landscape screening. Commissioner Helle requested the amended six of the Staff Recommendations read if needed, rather than as needed. Commissioner Helle made a motion to approve the CUP meeting all ten Staff Recommendations and the Amended Staff Recommendations for six, seven and nine. Commissioner Lutz seconded the motion and the motion passed unanimously.

**FENCE APPEAL:** To consider a request from Hormel Foods for a fence appeal from the six foot limit allowed in an "R-O" Multi-Family Office area. The petitioner wishes to add a 12 foot fence to the interior of the lot around the R & D Laboratory mechanical equipment located at 2107 8<sup>th</sup> Drive NE. This action is pursuant to Austin City Code Section 4.70, Subd. 5.

This fence appeal would be used to screen mechanical equipment as Ms. Wallace explained thus the 12 foot height request. This is in addition to a CUP granted for the site development of this property. Commissioner Lutz made a motion to approve the recommendation to City Council following the Staff Recommendations. Commissioner Stewart seconded the motion and the motion was carried.

**OPEN PUBLIC HEARING:** To consider a request from Fox Electric, 500 10<sup>th</sup> Street NE, Austin, MN for a variance from Austin City Code Section 11.50,

Subd. 6 (B) requiring a 10 foot side yard setback in an "I-1" Limited Industrial District.

An existing dilapidated, non-useful shed was demolished to be replaced with a 28 by 54 foot addition onto an existing building. The northwest setback from the property line is seven feet and the northeast setback from the property line is nine feet. All other building codes are met and the north end of the building will be a constructed fire wall.

Terry Fox, of Fox Electric, 500 10<sup>th</sup> Street NE, is requesting the variance for the needed space for an oversized garage door to allow for larger equipment they has been acquired.

Commissioner Nelson made a motion to approve the recommendation to the City Council meeting the Staff Recommendations. Commissioner Lutz seconded the motion and the motion was carried.

**OPEN PUBLIC HEARING:** To consider a request from Isaac Ehley, 510 27<sup>th</sup> Street SW, Austin, MN for a variance from City Code Section 11.30, Subd. 5, and 11.75 which governs the minimum front yard setback of 15 foot for front yard decks in "R-1" Single-Family Residence Districts.

This deck was built to replace the existing deck. Sidewalk can be added with the ten foot boulevard and five foot sidewalk. If sidewalk were added, it would likely be added to the west side of the road due to the park location. Commissioner Lutz made a motion to approve the recommendation to the City Council stating although he does not like that the variance request is being made before a permit application had been made. Commissioner Siems seconded the motion and the motion passed unanimously.

**OPEN PUBLIC HEARING:** To consider a request from Bob and Donna Kelley, 811 11<sup>th</sup> Avenue SW, Austin, MN for a variance from City Code Section 11.30, Subd. 5, and 11.75 which governs the minimum front yard setback of 15 foot for front yard decks in "R-1" Single-Family Residence Districts.

The house is located 15 feet from the sidewalk which makes it difficult to allow the setback. Mr. Kelly is wheelchair bound and uses a temporary ramp to access the front door. Donna and Bob Kelly, 811 11<sup>th</sup> Avenue SW indicated Donna built the deck. Commissioner Siems made a motion to recommend the approval of the variance request to the City Council and Commissioner Lutz seconded the motion. All were in favor and the motion was carried.

#### **OTHER BUSINESS:**

After adjournment of the Planning Commission Meeting, there will be an informational training/meeting for the Planning Commissioners.

#### **ADJOURN**

Commissioner Lutz made a motion to adjourn the meeting and Commissioner Helle seconded the motion. The motion passed and the meeting was adjourn at 6:31 pm.