

**MAHTOMEDI PLANNING COMMISSION
MEETING MINUTES
JANUARY 12, 2022**

Chairperson Rogosheske convened the regular Planning Commission meeting at 6:30 p.m. with the following members in attendance: Greg Maples, Lacey Smieja, Tony Chesak and Peter Frank. Also in attendance were City Planner Hannah Rybak, Mayor Jud Marshall and Office Assistant Luann Tembreull.

Absent with prior notice: Dan Soler and Chantell Knauss.

APPROVAL OF THE AGENDA

Commissioner Frank moved, and Commissioner Maples seconded the motion to approve the agenda as presented. The motion was unanimously approved.

APPROVAL OF THE NOVEMBER 10, 2021 REGULAR PLANNING COMMISSION MEETING MINUTES

Commissioner Chesak moved, and Commissioner Maples seconded the motion to approve the minutes of the November 10, 2021 regular Planning Commission meeting as written. The motion was approved.

4. PUBLIC HEARING

4a. CONSIDER APPROVAL – Request from David LeFevere for a variance to allow for a decrease to the front yard setback requirement for the purpose of constructing an addition to their existing home at 142 Locust Street and described as PID 20.030.21.42.0023,

Planner Rybak introduced the item and provided a power point presentation. She said the applicant is requesting a variance from the front yard setback requirement for the purpose of constructing an addition to their existing home. The improvements will include the construction of a covered porch at the front entry and the addition of a bedroom and playroom off the west side of the existing home. The home is legal non-conforming, as it currently sits twenty-six (26) feet from the front property line, where thirty (30) feet is required. The proposed covered porch will extend four (4) feet closer to the front property line than the existing structure. The added living space is proposed to be constructed one (1) foot back from the front line of the existing home, with a setback of twenty-seven (27) feet.

The area is currently zoned R1-D, so the building coverage is based on a formula derived from the size of the lot. According to this proposed project, the detached garage would be under the allowable impervious surface coverage of the lot.

4a. (Continued)

The proposed detached garage meets all setback requirements and would not cause the property to exceed maximum allowable building coverage.

Engineer Sachi reviewed the plans and has no comments to offer. Any grading and erosion control issues will be addressed at the time of the building permit application, but no issues are anticipated.

Criteria being met to approve this request are as follows:

- It would be impossible to construct the living space addition anywhere on this lot without the need for a setback variance.
- The purpose of the variance is to allow an addition to provide more usable space within the home, not solely financial.
- The property is on the edge of the R1-D District, therefore, the size of the lot is more in keeping with the size requirements for an existing lot in the R1-E District.
- The proposed addition is very modest. Even with the addition, the size of the footprint of the home will be smaller than other homes in the area. The addition to the front porch will improve the aesthetics of the home by providing a variation in the front façade.
- The variance is not in conflict with the intent of the Ordinance and will allow the livability of a very small existing home to be improved.
- The requested variance does not alter the use of the property for a single-family home.
- The variance will not impair adequate light and air or result in additional congestion, fire danger or harm to public safety.

Based on the fact and submitted plans, staff recommends approval of the requested variance at 142 Locust Street as submitted.

Upon a question by Commissioner Chesak, Planner Rybak stated that there are no issues regarding the proposed detached garage.

Applicant, Mr. David LeFevere stated that he is making this request because he would like to salvage his back yard for outdoor play space for his child.

Chair Rogosheske opened the Public Hearing at 6:41 p .m. for comments.

Hearing none, he closed the Public Hearing at 6:42 p.m.

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4a. (Continued)

Upon motion by Commissioner Chesak, seconded by Commissioner Frank, the Commission recommends the City Council approve a resolution approving a variance in order to allow an addition to the principal structure at the property located 142 Locust Street as outlined in Exhibit C. The motion was unanimously approved.

**CITY OF MAHTOMEDI
WASHINGTON COUNTY, MINNESOTA
RESOLUTION NO. _____**

**RESOLUTION APPROVING A VARIANCE TO ALLOW FOR A REDUCTION TO
THE REQUIRED FRONT YARD SETBACK REQUIREMENT FOR THE PURPOSE OF
CONSTRUCTING AN ADDITION TO THE HOME AT THE PROPERTY LOCATED
AT 142 LOCUST ST., PID 20.030.21.42.0023**

WHEREAS, the City of Mahtomedi received a request from property owner David LeFevere for a variance to allow for a reduction to the required front yard setback at the property located at 142 Locust St. on December 7, 2021, legally described as follows:

East 1/2 of Lots 3 and 4, Block 3, BEULAH HEIGHTS, Washington County, Minnesota

WHEREAS, the Applicant has requested a variance of seven (7) feet for the porch and three (3) feet for the living space addition, from the required front yard setback requirement of thirty (30) feet within the R1-D District; and

WHEREAS, the Planning Commission reviewed and considered the request based on the related documents shown in the Applicants' Application at their regular meeting on January 12, 2022; and

WHEREAS, the Planning Commission recommended approval of the requested variance; and

WHEREAS, the City Council acting as the Board of Adjustments and Appeals, reviewed and considered the reports, documents, testimony, and other materials presented; and

WHEREAS, the City Council, acting as the Board of Adjustments and Appeals, can approve a variance if it finds that the standards for granting a variance as described in Chapter 11, Section 11.01, Subdivision 8.20, C., 1 through 8 of the Mahtomedi City Code have been met.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Mahtomedi approves the Applicants' variance request based on the following findings:

1. The requested variance is consistent with all the standards for granting a variance as described in Section 11.01, Subdivision 8.20, C., 1 through 8 of the Mahtomedi Zoning Ordinance. More specifically, the City Council finds that the requested variances are justified for the following reasons:
 - a) The Ordinance has created a practical difficulty for the property owner
 - b) There are conditions unique to the land that are not applicable to other parcels in the City
 - c) Granting the variance request is not detrimental and it does not alter the essential character of the locality

- d) The variance will not impair adequate light and air or result in additional congestion, fire danger or harm to public safety

Adopted by the City Council of the City of Mahtomedi on January 18, 2022.

Judson Marshall, Mayor

Attested:

Jerene Rogers, City Clerk

5. STAFF REPORT

- Consider approval of 2022 Commission Meeting Schedule

Upon motion by Commissioner Smieja, seconded by Commissioner Maples, all members voting in favor, the 2022 Commission Meeting Schedule was approved as presented.

Commissioner Smieja noted that the March commission meeting is scheduled to be held during spring break, so she will not be able to attend that meeting.

6. UPDATE – CITY COUNCIL AND OTHER COMMISSION ACTIVITIES AND INFORMATIVE ITEMS.

7. ADJOURNMENT

There being no further discussion, Commissioner Maples moved, and Commissioner Frank seconded the motion to adjourn the regular Planning Commission meeting at 6:46 p.m. The motion was unanimously approved.

Respectfully submitted by Luann Tembreull, Office Assistant.

APPROVED:

ALEX ROGOSHESKI
CHAIRPERSON

ATTESTED:



LUANN TEMBREULL
OFFICE ASSISTANT