

City of Falcon Heights
Planning Commission Minutes
26 August 1997

Commissioners Present:

Tom Brace
Wayne Groff
Alex Hanschen
Wendy Treadwell
Irene Struck
Betty Wilcox

Commissioner Absent:

Paul Kuettel

Also Present:

Carla Asleson, Planner
Susan Hoyt, Administrator
Sue Gehrz, Mayor
Roger Knutson, Attorney

Call to Order

The meeting was called to order at 7:05 p.m.

Approval of planning commission minutes

Commissioner Struck moved approval of the minutes from the June 16, 1997 meeting, Commissioner Treadwell seconded the motion. The motion passed unanimously.

Introduction of Roger Knutson

The new City Attorney, Roger Knutson, was introduced to commission members.

Request for a variance of three feet from the required five foot rear yard setback for the construction of a garage at 1341 W. Iowa Avenue

Planner Asleson reported that Parnell Kingsley is requesting a variance to build a new double car garage on her property to replace the existing single car garage on the property. The existing garage has a rear yard setback of 2 feet rather than the required rear setback of five feet, and Ms. Kingsley would like to build the new garage at the 2 foot setback so as to utilize her existing driveway. 1341 W. Iowa is a corner lot which uses Hamline Avenue for access rather than the abutting alley.

Asleson recommended approval of this variance for the following reasons:

- The property is unique in that it has alley access, but uses the street for garage entry rather than the alley.
- Building the garage at the two foot rear setback is consistent with the setbacks and sizes of other garages on the alley.
- The variance will not cause a safety problem, as the five foot rear yard setback was written to allow for alley access to garages and the proposed garage has street access.

Following discussion, Commissioner Treadwell made a motion to approve Planning Commission Resolution 97-02, recommending approval of the variance for 1341 W. Iowa Avenue. Commissioner Hanschen seconded the motion. The motion passed unanimously.

Proposed ordinance amending Chapter 9 of the city code concerning amendments to the city's zoning ordinance

Administrator Hoyt and Attorney Knutson reported that the section of the zoning code regarding zoning amendments is somewhat vague and that parts of it are inconsistent with state statute. After reviewing the proposed changes, the commission directed staff to schedule a public hearing on the amendments for September 16, 1997 at 7:05 p.m.

Change to Planning Commission Schedule

Administrator Hoyt reported that the planning commission's Monday evening schedule would need to be changed to either Tuesday or Thursday, as Attorney Knutson is not available to attend on Monday or Wednesday.

Motion was made by Commissioner Groff to move the regular Planning Commission meeting date to the third Tuesday of the month. Commissioner Hanschen seconded the motion. Motion passed with five ayes and one nay (Commissioner Wilcox.)

A proposed ordinance amending Chapter 9 of the city code concerning telecommunications towers and antennas

In November 1996, the city council approved an amendment to the city's zoning code regarding telecommunications towers and antennas. After further researching the telecommunications industry's needs and the federal communication commission regulations, it was determined that the city's ordinance requires some revisions. Administrator Hoyt reviewed the proposed revisions with the Planning Commission. Attorney Knutson commented on the legal issues related to the city's ordinance. Upon conclusion of the review, the commission directed staff to schedule a public hearing on the amendments for September 16, 1997 at 7:10 p.m.

Adjournment

Commissioner Wilcox moved to adjourn the meeting. Seconded by Commissioner Groff. The meeting was adjourned at 8:08 p.m.

Respectfully submitted,



Carla Asleson