

City of Falcon Heights
Planning Commission Minutes
16 June 1997

Commissioners Present:

Tom Brace
Irene Struck
Wendy Treadwell
Wayne Groff
Paul Kuettel

Commissioners Absent:

Alex Hanschen
Betty Wilcox

Also Present:

Carla Asleson, Planner
Susan Hoyt, Administrator

The meeting was called to order at 7:02 p.m.

Approval of planning commission minutes

Commissioner Groff moved approval of the minutes from the May 19, 1997 meeting, Commissioner Struck seconded the motion. The motion passed unanimously.

Request for a variance of three feet from the required five foot rear yard setback for the construction of an addition to an existing garage at 1456 W. Idaho Avenue

Planner Asleson reported that Darlene McMinn is requesting a variance to add on to her existing garage at a rear yard setback of 2 feet rather than the required rear setback of five feet. The addition would add depth rather than width to the garage. With the addition, the garage's area would be 560 square feet, which would meet code for this property. 1456 W. Idaho is a corner lot which uses Pascal Street 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. Had the original builder of the garage used alley access, this garage could have been built at a two foot rear yard setback without a variance.
- 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 Struck made a motion to approve Planning Commission Resolution 97-01, recommending approval of the variance for 1456 W. Idaho Avenue. Commissioner Kuettel seconded the motion. The motion passed unanimously.

Public Hearing and proposed amendment to Chapter 9-10.01 of the zoning code related to pool halls as a conditional use in a B-3 zone.

Administrator Hoyt reported that the city council had discussed licensing requirements for pool halls and billiard parlors, which are a conditional use in a B-3 zone. After discussion, the council determined that pool halls may not be an appropriate use to permit, even as a conditional use, due to the fact that all B-3 property in the city directly abuts residential property with setbacks of as little as 50 feet from the building the abutting residential lot. A moratorium on this use has been enacted until a decision on the proposed amendment has been completed.

Chair Brace opened the public hearing on the amendment at 7:26 p.m. As there was no one in the audience wishing to comment, the hearing was closed.

After discussion, Commissioner Kuettel moved to support the removal of pool halls and billiard parlors as a conditional use in a B-3 zone. Commissioner Groff seconded the motion. The motion passed unanimously.

Adjournment

Commissioner Kuettel moved to adjourn the meeting. Seconded by Commissioner Treadwell. The meeting was adjourned at 7:57 p.m.

Respectfully submitted,



Carla Asleson
Planner