

**CITY OF BAYPORT
PLANNING COMMISSION MEETING MINUTES
CITY COUNCIL CHAMBERS
MAY 21, 2007
6:00 P.M.**

CALL TO ORDER

Pursuant to due call and notice thereof, Chairperson Mabie called the regular Bayport Planning Commission meeting of May 21, 2007, to order at 6:00 p.m.

ROLL CALL

Commissioners Present: Chairperson Tom Mabie, Commissioners David Levy, Judith Seeberger and Ron Wolfe

Commissioners Absent: Commissioner Jennifer Schneider

City Staff Present: Administrator Mike McGuire, Assistant City Administrator/Planner Sara Taylor and City Council Liaison Sharon Ridgway

SWEARING IN OF NEW MEMBER DAVID LEVY

Administrator McGuire administered the oath of office to new Planning Commissioner David Levy.

APPROVAL OF MINUTES

It was moved by Commissioner Seeberger and seconded by Commissioner Wolfe to approve the February 20, 2007 meeting minutes as presented. Motion carried.

PUBLIC HEARINGS

Consider a variance to allow construction of a new detached garage nearer to the front property line than the existing house located at 440 Minnesota Street South: Planner Taylor reviewed the variance application of Gerald and Victoria Peterson to build a new detached garage nearer to the front property line than the existing house, which is not allowed by city code. The applicants are proposing a 22 foot x 24 foot two-car detached garage approximately 15 feet southeast of the existing house. There is currently no garage on the property to accommodate indoor parking and/or storage, and there is no alternate buildable area for a garage due to the location of the house on the lot. Staff believes the variance request meets the criteria of a hardship and recommends approval, in accordance with the conditions stated in the staff report.

Gerald Peterson, property owner and applicant, answered questions relative to his request for the proposed garage variance. Commissioner Levy recommended that windows be included on the street side for aesthetic reasons. Applicant Peterson requested that the pitch of the garage roof be lower than the house roof, to be consistent with the neighbor's garage.

Rebecca Lehrman, 432 Minnesota Street South, indicated she would also like windows on street side and has no objections to the proposed garage.

John Dahl, 408 Minnesota Street South, stated he had no objections to the proposed garage. It was moved by Commissioner Wolfe and seconded by Commissioner Levy to close the public hearing. Motion carried.

It was moved by Commissioner Wolfe and seconded by Commissioner Seeberger to recommend to the City Council to approve a variance to allow construction of a new 22' x 24' detached garage at a front setback of 70 feet, which is nearer to the front property line than the existing house located at 440 Minnesota Street South. Motion carried.

It was moved by Commissioner Seeberger and seconded by Commissioner Wolfe to approve the findings of fact as stated in the staff report. Motion carried.

OLD BUSINESS

Update and consideration of proposed residential development "Hidden Shores": Planner Taylor summarized a memorandum from Planning Consultant Mike Darrow. The application is still incomplete and staff recommended extending the application for one more month to give the developer time to submit a revised plan. If a revised plan is not received in time for consideration at the June Planning Commission meeting, staff would then recommend that the developer withdraw the application until the plan is revised, or the Planning Commission could take action to deny the incomplete application at the June meeting.

It was moved by Commissioner Levy and seconded by Commissioner Seeberger to continue the discussion of a preliminary plat for a residential development known as "Hidden Shores" until the June 18, 2007 Planning Commission meeting. Motion carried.

It was moved by Commissioner Wolfe and seconded by Commissioner Levy to approve the findings of fact as stated in the May 15, 2007 memorandum from Michael Darrow, SEH. Motion carried.

NEW BUSINESS - None

GENERAL INFORMATION

1. Administrator McGuire noted that bids for the Lakeside Park renovation project are scheduled for opening on May 24, 2007, and bids are also in the process of being developed for new playground equipment at Lakeside Park. Renovation of the bathhouse is anticipated to begin in June.

OPEN FORUM

Eric Scholtheis, a student at Stillwater Area High School, stated he was in attendance to observe the meeting and meet the requirements of his government class.

ADJOURN

It was moved by Commissioner Levy and seconded by Commissioner Wolfe to adjourn the meeting at 6:25 p.m. Motion carried.