

**CITY OF MADISON LAKE
MINUTES OF THE REGULAR MEETING
OF THE PLANNING COMMISSION
MONDAY, JANUARY 25, 2016**

1. Call to Order

Chair Klassen called the regular Planning Commission meeting to order at 7:00 pm.

2. Roll Call

Members Present: Mike Klassen, Greg Rosenow, Mark Hayes, Ryan Sanders

Members Absent: Annette McBeth, Rick Anderson

Staff Present: City Administrator Ari Klugman Lenz

3. Consent Agenda

A) Approval of the Agenda

a. Approval of Agenda

b. Accepting of Minutes from Regular Meeting of September 28, 2015

A motion by Hayes, seconded by Anderson, to approve the consent agenda adding Comprehensive Plan as 6A and renumbering 6B and 6C and removing Anderson from voting.

Roll Call: Ayes: Klassen, Anderson, Rosenow, Hayes

Nays: None

Motion carried.

4. Open Public Comments

None.

5. Public Hearing

A. Variance Application 512 Point Avenue

Chair Klassen introduced the variance application and explained was built prior to the application for the variance and building permit. The planning commissions role is to evaluate the project from a zoning perspective some of the story in this case may be outside of the planning commissions scope. The planning commission will make a recommendation to the council based on the zoning ordinance and whether from a zoning perspective a variance should be allowed.

City Administrator Klugman Lenz explained the application is for four different variances. To allow the building to remain in its current conditional all four variances would need to be allowed.

Chair Klassen opened the public hearing at 7:12 PM.

Lori Johnson, 512 Point Avenue

- Ms. Johnson stated in June 2014, she began talking to Former Building Inspector Ron Voth about the shed. He assisted with the design and placement of the shed. He told her not to worry about the property line since he was her neighbor. Mr. Voth said they did not need a building permit since the shed was going to be portable. As soon as it was done, Mr. Voth denied his involvement. Ms. Johnson has a recording of Mr. Voth admitting he helped that she is willing to play.
- Chair Klassen said that would not apply to the planning commissions review since it was outside of the zoning scope and would not be necessary.
- Ms. Johnson offered to have an artist paint birch trees onto the sides of the building. She said she does not believe it is feasible to change the siding.

Kevin Johnson, 512 Point Avenue

- Mr. Johnson presented a petition with his neighbors' signatures showing their support. The petition reads, "Support the variance to expand the living space for disable vet," and has 10 signatures.
- Commissioner Rosenow asked the Johnsons how the shed is considered portable.
- Mr. Johnson said the shed is not portable, that is just what Mr. Voth said when they were working on the design.
- Mr. Johnson clarified the living space for the vet would be inside when they moved the existing storage space to the shed.

Chair Klassen said the issue of the building being built already is unfortunate because it should not make a difference in the interpretation of the zoning ordinance.

Chair Klassen expressed a concern for the precedent allowing the storage sets. He explained certain properties have restrictions and certain types of uses or buildings just don't fit in certain properties. Typically, there are three options: do not do what you want to do or do nothing; do some version of what you want to do that is allowed within the ordinance; or find another property that will allow what you want to do.

Commissioner Hayes asked about the size and fear of heaving with how close it is to the roof.

Ray Splinter, 520 Point Avenue

- Mr. Splinter stated none of the properties have garages and that if front storage were to be allowed he would be the first to try to get a garage.

Kevin Johnson, 512 Point Avenue

- Mr. Johnson suggested maybe they could remove the roof and lower it a few inches and then push it further in and back.
- Mr. Johnson clarified the storage is not temporary.

Chair Klassen closed the public hearing at 8:42 PM.

The planning commission discussed their concerns related to the site.

A motion by Rosenow, seconded by Sanders, to recommend denial of the variance to the council as requested and to recommend City Administrator Klugman Lenz prepares findings of fact.

Roll Call: Ayes: Klassen, Sanders, Rosenow, Hayes
 Nays: None
 Motion carried.

The Planning Commission discussed what they would recommend if the Council wanted to approve. They recommend a change of siding and to shift the shed to reduce the setback as much as possible. They also asked City Administrator Klugman Lenz to look into whether a variance can have a sunset date.

6. Reports and Recommendations

A) Zoning Map

City Administrator Klugman Lenz reviewed the proposed zoning map updated for the Comprehensive Plan.

B) Comprehensive Plan Review

Planning Commission tabled the review until the next meeting.

7. **Staff Reports**

City Administrator Klugman Lenz discussed Board and Commission Member recruitment. Planning Commission recommended having a rotating council member attend their meetings.

8. **Adjournment**

A motion by Sanders, seconded by Rosenow, to adjourn the meeting at 10:06 pm.

Roll Call: Ayes: Klassen, Sanders, Rosenow, Hayes

Nays: None

Motion carried.

Attest:


Ari Klugman Lenz, City Administrator