

**BOARD OF ADJUSTMENT/PLANNING COMMISSION
CITY OF LAKE SHORE
CITY HALL
MINUTES
AUGUST 11, 2014
9:00 AM**

Chairman John Ingleman called the meeting to order at 9:00 a.m. Members of the Commission present: John Ingleman, Earl North Tom Diemert, Roger Smeby, Alternate Kevin Egan and Council Liaison Susan Amacher; City Zoning Administrator Teri Hastings and City Clerk Patti McDonald. City Engineer Dave Reese; Dick Miles and Alternates Pat Hastings and Eric Peterson were absent. There were 5 people in the audience. A quorum was present and the Commission was competent to conduct business.

MOTION BY EARL NORTH TO APPROVE THE MINUTES FOR JULY 14, 2014 BOARD OF ADJUSTMENT/PLANNING COMMISSION AS PRESENTED. TOM DIEMERT SECONDED THE MOTION. MOTION PASSED UNANIMOUSLY.

PUBLIC HEARING

Variance – Brad Miller requested a variance for the purpose of constructing a 756 square foot two story addition onto the rear of the existing structure. The proposed addition would be 6'6" from the southerly side lot line and 14' 5" feet from the northerly lot line. The property is legally described as Lot 13, Pine Harbor (site address is 9178 Pebble Beach Road) and is zoned medium density residential.

The following documents became part of the record-Notice of mailing, notice of publication, signed application and attachments. There were no written comments received regarding this application.

John Koupal, Start to Finish Builders, came before the Commission to explain the Miller's revised application. He said one of the issues from the last meeting was the water runoff. Travis Miller of Travis Miller Architecture commented on the revised the plan showing guttering and storm water ponds. The screen porch and roof line has changed on the east side to allow for better vision for the neighboring property. Teri read the electrical plan into the record to mitigate the neighbor's overhead electrical line. The proposed well location plan was also received from the well drilling company.

Kevin Egan said the elevations are starting to fit more and more into the neighborhood; however, it is still trying to fit more onto a 50' lot. He is neutral on whether the project is still too big for the lot. John K. said it is definitely revised from the first application.

Tom Diemert said that as the motion stated at the prior P&Z meeting to deny the request he doesn't see the footprint reduced. Travis Miller said the foot print hasn't changed; however, the roof line has come down quite a bit to a story and a half. He said the second floor square footage was reduced.

Roger Smeby was happy to see the runoff problem addressed. He is still concerned about the size of the structure.

Teri said she had forwarded the examples of similar type approved structures built in Lake Shore on 50' lots to John K. She passed around the examples to the board.

John Ingleman said he likes the adjustment to the second story. He thinks that visually it will look smaller than it did in other plans. He is concerned about the drainage/runoff. John K. said that when the project is done the plan for the water runoff will have to be revised to alleviate the drainage.

Tom Diemert was concerned about the size of the structure and the runoff. Teri said they also look at the percent of impervious coverage allowed and they are within the 20% of impervious surface allowed. She agreed with John K. that the drainage issues will have to be addressed when the structure is complete.

Kevin Egan summarized that the overall size of the structure is still a concern even though they have shown them an improvement each time they have been before the commission. He said that they have dressed it up enough that the commission should determine as a group whether they will agree to let this design sit on a 50' lot.

Earl North is still conflicted about the bulk of the structure. He appreciated the effort of all the changes made since the first application. He is concerned about the 'look' of the essential character in comparison to the neighboring properties after the structure is built. He also doesn't see the runoff being 100% contained to the Miller property. Travis said that their plan shows that even some of the neighboring runoff will be diverted to this property. Travis also said that with this opportunity they may find this is better for the Miller's and the neighboring properties.

Kevin Egan said he doesn't question that they have done the best they can with what they have regarding the size of the lot; however, the commission is struggling with the size of the finished structure. John K. said the redesign was based on the information that Teri sent him. Earl commented that he has deep regrets over some of the applications that were approved in the past and he tries to not to make the same mistake twice.

John Ingleman asked about the examples of the structures that were put on 50' lots that were about the same size and wondered if the places on each side were the same. She said the one that came to mind was on Point Narrows Road; one of the homes was a newer home and the other was a 1960's style home.

Teri's staff report indicated the following: The applicant has resubmitted the variance application with modifications of the house plan. The size of the footprint for the addition has not decreased however, the second story has decreased. The screen porch from the second story has been removed. The appearance of the building is more in keeping with similar structures that have been approved on other 50'wide lots. The proposed elevation appears to have the appearance of less than bulk than the existing structure simply due to the roof lines.

A second story will be added to the existing single story part of the dwelling as proposed last time. At the July meeting someone questioned the suitability of the foundation for a second story addition. John Koupal indicated the foundation would be adequate. Teri thinks this should be reconfirmed. The existing home is 3'6" from the side property line. The proposed addition will be 6'6" away from the side lot line on the southerly side at the closet point.

A septic design has been submitted for the property which will accommodate four bedrooms. The proposed septic system will be located across the street on the applicant's property. There are several systems along Pebble Beach Road that have their systems located across the road. The septic system will be a timed dosed system which means the amount effluent will be "timed" or regulated as to when it is pumped to the mound or the soil treatment area of the septic system. This will help to prevent hydraulic failure during peak usage. In addition, the well serving the property is in the area of the proposed addition. A new well will also need to be drilled. I have asked the contractor to provide information on the location of a new proposed well.

Elevation drawings have been submitted for the existing dwelling and the proposed addition. Due to the second story over the existing structure, a construction easement may be needed from the adjacent property owner. Prior to the last meeting, a letter from the adjacent property owner was received indicating their consent to allow construction traffic on their property. The roof overhang could potentially be on the lot line. The current roof slopes to the side lot line for the front part of the existing home; the new addition will also slope toward the neighboring property. The site plan has been amended to show gutters and flow along with two depression areas to catch stormwater on the site.

Again, revised drawings have been received. The second story has been modified. The second story is not a full second story for the entire building, lessening the bulk of the building. Aesthetically, the dwelling fits better than previous submissions. The cabins on each side of the property are single story cabins. Further, north along Pebble Beach many of the cabins have been rebuilt and are two story homes; however, they are on 100' wide lots.

Floor plans have also been submitted. The floor plans changed from the last submission with a decrease in the area of the second floor and appear to be a more legitimate floor plan. The proposed home will have four bedrooms which the septic system design accommodates.

The survey shows three overhead power lines crossing the property. One overhead line will interfere with the proposed addition. The applicant's representative is working on addressing this issue. Again, she has asked the contractor to provide information relating to the power lines.

The survey shows the existing impervious surface at 21.20% and the revised site plans shows the impervious surface at 20%. The city engineer can verify these numbers for accuracy.

STAFF RECOMMENDATION

The Planning Commission has dealt with 50' lots and the need to upgrade the existing cabins on those lots. The Planning Commission has to be conscious of the impact of the improvements on the adjacent properties. There are a number of newer homes that have been designed and constructed to fit within the neighborhood. This revision in my mind has reduced the bulk by decreasing the second story size. The proposed lakeside elevation gives the appearance of less bulk than the current structure lakeside. The footprint is 1579 square feet or 10% of the lot. This property is restricted with low elevation and saturated soils; a septic design has been completed for a 4 bedroom home with timed dosing. The applicant has decreased the number of bedrooms in order to have a compliant septic system but the overall size of the home has not changed.

MOTION BY KEVIN EGAN TO APPROVE THE VARIANCE AS REQUESTED WITH THE CONDITIONS THAT THE RUNOFF IS BEING MANAGED EFFECTIVELY AND THE ELECTRICAL SERVICE BEING EFFECTIVELY MANAGED AS WELL. Motion died for lack of a second.

MOTION BY KEVIN EGAN TO DENY THE APPLICATION FOR THE SAME REASONS AS BEING STATED ON THE RECORD. TOM DIEMERT SECONDED THE MOTION. MOTION PASSED UNANIMOUSLY.

Variance - Lucinda Gardner requested a variance for the purpose of constructing an 892 square foot addition onto the existing structure at a setback of less than 75 feet from Upper Gull Lake and less than 30' from the top of bluff. The property is legally described as Lot 3, Block 1 Farr's Gull Lake Addition (site address is 7469 Upper Roy Lake Road) and is zoned medium density residential.

The following documents became part of the record - Notice of mailing, notice of publication, signed application and attachments. There were two written comments read into the record. Duane and Elizabeth Kurpius and Lapinski's at 7415 Upper Roy Lake Road were both opposed to the application.

Travis from Travis Miller Architecture came before the Commission to explain Lucinda Garner's application. He said what they are trying to do is add on to the existing cabin to make it a year round cabin. They want to excavate the foundation and create living space where the crawl space was and the new additions. They don't want to disturb the large/mature red pine trees on the back of the lot.

Kevin Egan understands that in 2008 the property was platted with the condition that there was no new construction outside the building envelope. Lucinda understood that, but wanted to move forward with the project; she was not the owner of the property in '08.

Earl North was on the commission at that time and felt that the stipulation was put on the lot split approval as not to encroach onto the bluff impact zone and the developer agreed to the condition with the approval. The condition is conveyed with the property. Travis understands that and feels this is the best suitable spot for the construction.

Tom Diemert said if they were to move the structure back there would be the need to cut numerous mature trees down. Travis said that would disturb more than the proposed plan. He said if they have to move back, it is doable.

John Ingleman asked what the 'use of the driveway will be terminated' meant. Teri said that was on the plat. He asked if that was the driveway they came in on. Teri said it was; it's used by both residents. The owner that platted the property is a relative of Lucinda and the house being built to the south are Lucinda's parents. Earl commented that he would consider Lucinda a fully informed buyer.

John Ingleman commented that the city engineer wasn't present and asked Teri if he forwarded any comments. She said he didn't.

Kevin said that if they are not inclined to approve the proposed application due to the stipulations put on the property in 2008 there are options architecturally that he could suggest to his client to complete the project. Travis asked if they did a tear down could they construct a similar structure to what they already have. Teri said they could.

Earl commented that if they don't build outside the building envelope they would be in compliance with the covenants on the plat and it would be an over the counter permit.

Roger Smeby asked if they moved back would they have to change the location of the septic and the well. Travis thought they may have to relocate the well and not the septic system.

Karyn O'Brien (Verizon) commented that there may be a topographic difficulty with the property. She realizes that there was a recent change in the process for granting variances not to require a hardship; however, feels it is a topographic issue. Earl said that a denial can be determined with a solid finding of fact. He said they are not trying to find a hardship; the buyer is a fully informed buyer. Teri said there are other options for the applicant.

Teri's staff report indicated the following: The applicant is requesting a variance to construct an 892 square foot single story addition with a basement and a 16'x31' garage. The proposed addition encompasses all sides of the cabin. The lakeside portion of the addition will not go any closer to the lake or bluff but will not meet the bluff or lake setback. The front addition would be

70 feet from the lake. The front addition is 8'x18' and extends 8 out on the south side of the cabin. The other front addition on the northwest side of the cabin is 4'x14'. The additions would meet the sideyard setbacks. The proposed garage will meet all setbacks and does not require a variance.

This property was recently platted in 2008 and as a part of the approval of that plat (Farr's Gull Lake Addition) a condition was placed on it that no additions or modifications to the existing dwelling on Lot 3 can be outside of the building envelope. This condition would not allow a portion of the addition on the south side of the structure and the lakeside addition.

The proposed addition will have a basement under the entire structure including the proposed lakeside additions. Constructing a full basement within the bluff impact zone is a concern. How will the integrity of the bluff be maintained?

The impervious coverage for the property is currently 11% and with the proposed addition and garage it will be at 14%. A stormwater plan is not needed since the impervious coverage will be less than 25%. The architect has drawn drainage arrows as to where the runoff flows. The property does drop off dramatically to the rear of the cabin.

The proposed addition will not significantly alter the character of the area. The addition to the rear and within the building envelope is logical with no impact on adjacent properties and is in harmony with the Comprehensive Plan of the city.

A septic system was installed on the property last year. The system is sized for a 3 bedroom Type 1 home. The well is located close to the addition to the rear. A setback of 3' is required from the building or building roof overhang.

STAFF RECOMMENDATION

Recommend denial of the variance for the additions within the bluff impact zone (lakeside) as the property owner does not have the ability to add onto the structure meeting all setback requirements and practical difficulties have not been clearly demonstrated for the additions to encroach into bluff impact zone. The variance should be granted for the additions meeting all the setback requirements as they are in harmony with the purposes and intent of the ordinance since they do comply with all setback requirements. The variance will maintain the character of the site with minimal impact to the site. The property will have reasonable use with the additions that meet the setback requirements. The property owner is related to the developer and most likely would have knowledge of the condition regarding expansion of the dwelling.

The Planning Commission may want to consider allowing the applicant to come back with a revised variance showing a different configuration of the addition that would still comply with the condition placed at the time of plat approval. This would allow the applicant to increase the square footage of the additions meeting the setback requirements.

MOTION BY KEVIN EGAN TO ACCEPT THE REQUEST OF THE PETITIONER AS WITHDRAWN. ROGER SMEBY SECONDED THE MOTION. MOTION PASSED UNANIMOUSLY.

Conditional Use Permit - Verizon/City of Lake Shore have made application for a conditional use permit to construct a 100 foot cellular communication tower. The request also involves constructing a 12'x30' accessory building on the site. The property is legally described as Lots 34-41, Block 15 Tingdale Brothers Sherwood Forest on Gull Lake. The property is zoned Public and is located at 8583 Interlachen Road.

The following documents became part of the record-Notice of mailing, notice of publication, signed application and attachments. There were no written comments received regarding this application.

Karyn O'Brien representing Verizon came before the Commission to explain the application. Verizon said there is a coverage and capacity issue with cellular coverage in the area. The quarter mile radius that they were looking at found that City Hall had a suitable location to increase coverage. The mono-pine was what was proposed. The flagpole fits the character of the property. There is a corresponding structure that will be 12'x30' that will be located on the back side of the city hall parking lot.

Earl North couldn't determine how they were going to get the power from MN Power and Light. Karyn said they will build in from the road right of way through easement and have their own power; it will be underground. There will be a back up generator and Earl suggested using one with a residential grade or high quality muffler. He also suggested using lighting that will be directed right at the flag.

Kevin Egan asked if there is a noise ordinance that deals with noise across the property line. Teri said we do and the limit is 10 p.m. Karyn said she hasn't heard noise from any tower sites that she has visited as the generator is inside the building. Teri will send Karyn the ordinance related to noise.

Tom Diemert asked if his coverage will improve. Karyn said there will be a good mile to a mile and a half improvement. John Ingleman asked if they will allow other cell carriers to use the tower. Karyn said they do allow that.

Teri said the flag will be lit; will the city be responsible for the replacement of the Flag. Karyn said it would be; the flag will be the type to be lowered.

Kevin Egan is concerned about the look of chain link fence. Could they use different fencing, possibly cedar? Karyn said that the chain link is for safety issues (preferably unclimbable). She said they could possibly put vegetation around the building rather than a fence. They don't want to encroach too much toward the parking lot. Earl said the plan shows that the fence is only around the tower. Karyn confirmed the fence is not around the building.

John Ingleman asked if they have been installed without a flag. Karyn said they have. Teri feels better knowing how to get the flag up and down.

Teri said the minutes reflected that the flag pole was the council's choice. There were also concerns about maintenance. If the flag became too much it could be eliminated. Karyn said the city is receiving \$600/mo for 5 years.

Trent Gifford previously worked for Cellular 2000 that was purchased by Verizon; he said this can be done more economical without putting in a tower if this is being done to cover city hall. He has no coverage where he lives, but he has a micro cell in his home.

Teri's staff report indicated the following: The applicant is requesting a conditional use permit to erect a 100' wireless communication tower with a 12'x30' accessory structure. The property is described as Lots 34-41, Block 12 of Tingdale Brothers Sherwood Forest.

The property is zoned Public and a tower is considered a conditional use within this district. The lot size for the Public is 20,000 square feet. The city hall site contains over 100,000 square feet. The tower would be located in the northeast corner of the parking lot. A 4' x30' area of pavement/parking lot will be removed to accommodate the equipment shelter. The amount of

impervious coverage for this district is 25%. Teri's estimation is that with the proposed improvements, the impervious coverage will be approximately 20%. The tower would be in line with the recycling bins. The cart for the aluminum cans would need to be relocated.

Verizon would have an easement for ingress, egress and utility purposes over the eastern portion of the driveway and parking lot.

In permitting new conditional use permits; the Planning Commission may impose, in addition; to the standards and requirements expressly specified by the ordinance, additional conditions that the Planning Commission considers necessary to protect the best interest of the surrounding area or the city as a whole. This may include the following:

Increasing the required lot size or yard dimension.

Limiting the height, size or location of buildings.

Controlling the location and number of vehicle access points.

Increasing the street width.

Increasing or decreasing the number of required off-street parking spaces.

Limiting the number, size, location or lighting of signs.

Requiring berming, fencing screening, landscaping or other facilities to protect adjacent or nearby property.

The following should be met for the conditional use to be approved: the use must be appropriate for the zoning district (public). The use with conditions would be compatible with the city's Comprehensive Plan. The use with conditions would be compatible to neighborhood. The use would not be injurious to the public health, safety, welfare, decency, order and comfort, convenience, appearance or prosperity of the city.

The property is currently the site of city hall and a recycling center for Cass County. The proposed tower will serve a public use of sorts. The tower should have a minimum impact on adjacent properties. The proposed use would not be inconsistent with the Comprehensive plan. The tower should not pose an environmental concern. The Comprehensive Plan states under Economic Development to encourage telecommunications.

In addition the Planning Commission should consider the following:

The Conditional use should not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose permitted on that property, nor substantially diminish or impair values in the immediate vicinity. *The proposed tower should not impair property values nor be injurious to the use and enjoyment of surrounding properties.*

The Conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area. *The tower should not impede the development of surrounding property.*

The proposed tower will not require additional public costs for public facilities and services and will not be detrimental to the economic welfare of the community. *The proposed uses should not create the need for additional public facilities or services but rather enhance them.*

The Conditional use will have vehicular approaches to the property which are so designed as not

to create traffic congestion or indifference with traffic on surrounding public thoroughfares. *The proposed tower will not create any additional traffic or the need for additional vehicular approaches. An easement for egress/ingress will be granted over the existing driveway.*

Adequate measures have been taken to provide sufficient off-street parking and loading space to serve the proposed use. *The proposed tower will not create the need for additional need for parking however, the location of the fencing and equipment building will impact about 4 parking spaces. The spaces will not be eliminated; a slightly altered parking layout will be needed. The city hall parking lot is in need of sealcoating and should be restriped.*

Adequate measures have been taken or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so none of these will constitute a nuisance and to control lights and signs in such a manner, that no disturbance to neighboring properties will result. *The applicant (Verizon) should be asked about the operation of the equipment. Will noise or vibration be emitted from the equipment; if so how can it be minimized to protect adjacent properties and city hall?*

The Conditional use will not result in the destruction, loss or damage of a natural, scenic or historical feature of major significance. *The tower site is in the northeast corner of the parking lot and there is a nice stand of mature pines. The impact should be minimized to the pines, particularly the large white pine located in front of the fourth parking stall from the north. If needed the site could be moved further onto the blacktop to avoid the tree removal.*

The Conditional use will promote the prevention and control of pollution of the ground and surface waters including sedimentation and control of nutrients. *The tower should not have a negative impact on ground or surface water.*

Landscaping: There are no plans to do additional landscaping around the tower site. The tower and equipment shed will have a chain link fence with barbed wire around the site. The property is heavily wooded to the north and east.

Trash handling equipment: There will be no change in trash handling equipments.

Mechanical Equipment: The mechanical equipment for the tower will be housed in the building there will be some smaller equipment attached to the exterior of the building. There also appears to be a power transformer located outside of the building.

Exterior Lighting: Teri didn't see any lighting planned for the tower or equipment building . This should be asked of the Verizon representative; if the flag is to be flown at night then it does need to be lit.

Signage: There should be no additional signage needed for the tower. There may be some small signage/warnings on the fenced area. This should be verified by the Verizon representative

Architectural Appearance: The tower will be a flag pole type tower. The equipment shelter is prefabricated. With a chain link fence around the site area.

Outdoor Storage: There should be not outdoor storage associated with the tower.

STAFF RECOMMENDATION:

Recommend approval of the conditional use permit for the 100' telecommunication tower.

Rationale for the conditional use permit:

The use with the above conditions should not be injurious to the use and enjoyment of other property in the immediate vicinity. The use will not require public cost for public facilities and

services. The property will have proper vehicle approaches which should not cause traffic congestion or hazardous conditions.

MOTION BY KEVIN EGAN TO APPROVE THE APPLICATION FOR A CONDITIONAL USE PERMIT FROM VERIZON/CITY OF LAKE SHORE WITH THE CONDITION THAT THE MUFFLER OF EMERGENCY GENERATOR BE SUITABLE QUALITY TO NOT CREATE DISTURBANCE OF THE NEIGHBORS AND BE FULLY COMPLIANT WITH OUR NOISE ORDINANCE. AND THE FIXTURES FOR THE DECORATIVE LIGHTING FOR THE FLAG BE OF SUITABLE CUT OFF AS NOT TO DISTURB THE NEIGHBORS DURING THE NIGHT TIME HOURS. TOM DIEMERT SECONDED THE MOTION. MOTION PASSED UNANIMOUSLY.

NEW BUSINESS

Metes & Bound Subdivision (lot split) Evergreen Management – The applicant is applying for a lot split. The property contains over 4 acres of land and is approximately 300 feet wide at the narrowest part. The property is zoned Low Density Residential which has a minimum lot size of 40,000 square feet with a minimum of 20,000 square feet to be buildable.

Each parcel is over 150' wide at the building line. Parcel A has a lot area of 2.64 (115,308 square feet) acres and Parcel B has a lot area of 1.99 (86,947 square feet) acres of land.

The building envelope is shown for both parcels. Both parcels currently have structures situated on them. Parcel A has a home with an attached garage and Parcel B has an accessory structure. Each parcel has a conforming septic system and is shown on the survey.

The survey does have a licensed surveyor's signature and contains the legal description of Parcel A and Parcel B along with the existing legal description for the entire parcel.

The property does not contain bluff area however, there are areas with 12% slope. This information is based off of the Cass County GIS system.

There are no wetlands on Parcel A or B per Ben Meister, Certified Wetland Delineator.

Monuments have been placed on the property corners. Existing monuments are denoted with black circle and set monuments with a clear circle.

Adjacent buildings have been shown on the survey. Evergreen Management owns the adjacent parcel to the east and the parcel to the south.

STAFF RECOMMENDATION

Recommend approval of the lot split as it meets the minimum requirements of the subdivision ordinance for the R-1 zoning district.

MOTION BY EARL NORTH TO APPROVE THE METES AND BOUNDS SUBDIVISION OF PART OF GOVERNMENT LOT ONE AS SHOWN ON THE SURVEY DATED 6/16/2014 FOR EVERGREEN MANAGEMENT AS IT MEETS THE MINIMUM REQUIREMENTS OF THE SUBDIVISION ORDINANCE FOR THE R1 ZONING DISTRICT. KEVIN EGAN SECONDED THE MOTION. MOTION PASSED UNANIMOUSLY.

Site Plan Review-Trent Gifford – The applicant is seeking a site plan review for a potential variance. The applicant would like to add onto an existing garage. The garage addition would not meet the sideyard setback, the impervious coverage would be exceeded and the garage would be over the 1200 square feet of detached accessory structure limit.

A variance was granted for the home and the garage in 2004. The property is part of a former resort and has some old roadways that cannot be built upon per the homeowners association. Some of these roadways are not used and consist of mostly sand (should this be counted towards impervious). The property is served by city sewer which runs between the home and the garage.

The proposed garage addition would encroach further into the sideyard setback than the existing garage. The existing garage is 784 square feet; an addition of 416 square feet could be added without exceeding the maximum of 1200 square feet for detached accessory structure.

Trent Gifford has the approval from the neighbor (Wolf's) to the east. He had a tree come down onto his shed next to the existing garage. He would like to tear down the shed and put an addition on the garage. The power pole will be eliminated and the power will be underground and will be attached to the garage. He commented that he is the new association president for Silver Bay Haven. He said the association is concerned about the overhead power and will work with Crow Wing Power to have the electrical buried.

Kevin asked if the existing garage would be torn down. No, it won't be; he will put an addition to three sides of the garage. He will have a low pitched roof to meet what is already there. He said without moving outside the building envelope the one way it would be too close to the road on the other side.

Tom Diemert asked if the road is being used as part of the impervious coverage. Teri said that it is being used.

Kevin said the three things that would need to be acted on are the size, impervious surface and the setback. Teri said with a CUP he could go up to 2,000 square feet. He may be looking at a combination variance/CUP. Trent said the garage is for 2 vehicles and the snow blower that he uses to keep the roads open in the winter for the association.

OLD BUSINESS – There was no old business.

REPORTS

City Engineer – Dave Reese was absent.

Chairman – John Ingleman had nothing to report.

Council Liaison – Susan Amacher had nothing to report.

Zoning Administrator – Teri Hastings had an update on the ordinance that went before the council. They changed the restriction that the vehicle had to be owned by the property owner. Earl asked if Teri received John Allen's grading plan. Yes, she has received it. Kevin said he spoke with Teri about demolition permits so what happened on the Allen project doesn't happen again. Teri said it could be added to the list of what permits are required for. Earl said that the property is zoned commercial and felt that is why John Allen started his project when he did. Teri has John Allen's landscape plan in the property file.

PUBLIC FORUM – There was no public forum.

MOTION BY EARL NORTH TO ADJOURN THE BOARD OF ADJUSTMENT/PLANNING COMMISSION MEETING OF AUGUST 11, 2014 @ 10:47 AM. ROGER SMEBY SECONDED THE MOTION. MOTION PASSED UNANIMOUSLY.

Transcribed by Patti McDonald
Lake Shore City Clerk