

MINUTES OF SPECIAL PLANNING COMMISSION MEETING  
May 24, 2021

Pursuant to due call and notice thereof, a special Planning Commission meeting was held at City Hall on the 24th day of May, 2021 at 6:00 PM

**THE FOLLOWING WERE PRESENT:** Chairman Ferris, Commissioner Burton, Commissioner Thompson, Commissioner Torkelson, Commissioner Zelinske, Commissioner Tinsley (arrived at 6:30) and Commissioner Fitch

**THE FOLLOWING WERE ABSENT:** None

**THE FOLLOWING WERE ALSO PRESENT:** City Administrator Tim Ibisch, City Clerk Rappe, Ron Carlson and Derek Davidson

**CALL TO ORDER AT 6:00PM**

**PUBLIC HEARING DAVIDSON VARIANCE** – Administrator Ibisch referred to the staff report, stating that the plans originally submitted had the required setback listed on the plot plan and the application. The plans approved were based off incorrect measurements resulting in a building will be too close to the side yard setbacks and needs a 2 foot variance on each side at 16 2<sup>nd</sup> St NW. Staff went through the findings of fact and recommends approval in the R-C zoning district.

**Public hearing opened.**

Ron Carlson owns the property behind this lot and wonders how this got this far and now we are having the hearing. Derek Davidson stated that the discrepancy of the floor plan and the lot size. The biggest thing that bothered Mr. Carlson is that once the variance was filed the work kept going. Mr. Davidson stated that there was a change in plans part way through and he realizes this is a risk but the home is built and waiting to be set.

Neighbor Jessica Evans submitted comments via email.

**Public Hearing was Closed.**

Commissioner Thompson – stated that he will abstain since he was the draftsman. But he did not provide the site plan the contractor submitted it himself.

The Commissioners would like to know to what extent CMS verify measurements or can it be part of their process. Commissioner Zelinske stated the only way to be right on is to survey. Commissioner Burton stated that even without the survey you know whether you are off 2 or four feet.

Commissioner Burton – questioned impervious surface and what the clear definition is. Ibisch will follow-up.

Chairman Ferris stated that there are 6 questions that have to be answered for a variance, these are laid out in the staff report.

**Motion to Recommend Approval of the Request made by Commissioner Burton, second by Commissioner Zelinske. Ayes: Burton, Tinsley, Ferris, Fitch and Zelinske Abstain: Thompson and Torkelson**

Adjourn 6:39 PM

Respectfully Submitted,

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Linda Rappe, City Clerk