

PLANNING COMMISSION

FEBRUARY 13, 2023

6:30 O'CLOCK P.M.

1. Call to Order
2. Election of Chairperson
3. Minutes of the Previous Meeting – December 12, 2022
4. Public Hearings – Marti Electric variance
5. Comprehensive Plan demographics updates – informational
6. Comprehensive Plan Slide show
7. Paved lot ordinance - Discussion
8. Other
9. Adjourn

MINUTES OF PLANNING COMMISSION MEETING

December 12, 2022

Pursuant to due call and notice thereof, a regular Planning Commission meeting was held at City Hall on the 12th day of December, 2022 at 6:30 PM

THE FOLLOWING WERE PRESENT: Chairman Ferris, Commissioner Burton, Commissioner Thompson (Arrived at 6:40pm), Commissioner Eggler, Commissioner Tinsley and Commissioner Fitch and Commissioner Johnson

THE FOLLOWING WERE ABSENT: None

THE FOLLOWING WERE ALSO PRESENT: City Clerk Linda Rappe, Ian Albers, Planning/EDA Assistant, Brad Scheib – HKGI, Tim Ibisch, City Administrator, Brandon Buckingham

CALL TO ORDER AT 6:30PM

MINUTES OF THE PREVIOUS MEETING – September 12, 2022 **Motion to Approve made by Commissioner Burton, second by Commissioner Eggler with All Voting Aye**

PUBLIC HEARINGS – MOVIE THEATER ELECTRONIC SIGN – EDA Assistant Ian Albers gave background for an electronic message in a commercial district requires a conditional use permit. Mr. Albers went through findings of fact. Staff is recommending five conditions: shall not exceed more than 100 sf of area; Sign height not exceed 20 feet above mean centerline street grade; shall not be less than ten feet above the sidewalk; not project into the row more than 5 feet as measured from the point of the sign, or its supports at the distance farthest from the property line and the sign shall not be lit after 11PM.

Commissioner Burton is concerned that the EDA and/or Chamber had a plan for a theme for downtown and wanted to know if they thought this fit in. City Administrator Ibisch stated that Mr. Steffel is a participating member of the Chamber. Burton stated that he is ok with adjusting hours but if they intend on using sound they would have to come back to the planning commission.

Commissioner Johnson was concerned with having the sign turned off at 11PM in case there would be a late showing. Administrator Ibisch stated that this could be adjusted to say “one hour after the end of the last showing”.

Chairman Ferris asked if there would be sound along with this sign. Mr. Albers stated that he will check with Mr. Steffel but sound is not listed on the work orders.

Commissioner Tinsley is wondering what Mr. Steffel is doing with the letters that will be removed and the original glass lights so that they don’t end up in a dumpster. Mr. Albers will check with Mr. Steffel.

Public Hearing opened

Matt Nelson commented with an email in support of the sign that was read by Ian

Public hearing Closed

Motion to Approve with Conditions as stated and the wording to Condition 5 to read “one hour after last showing is completed” made by Commissioner Burton, second by Commissioner Fitch with All Voting Aye.

COMPREHENSIVE PLAN/ORDINANCE UPDATE DISCUSSION – Brad Schieb (HKGi) stated that 5 years is a good target to re-evaluate the comp plan. Population updates and demographic data should be updated. Land use plan and park and open space system could all be updated. We could go through implementation list in the comp plan and we should start with that. Mr. Schieb had the following list:

1. Evaluate Implementation steps – what have we done, what is still relevant, what new things need to be added -I think this can be a simple exercise of going through the action steps table and indicating what has been: COMPLETED, IN PROGRESS, PLANNED TO BE STARTED, NOT STARTED. Then at a future PC workshop talk through them and agree on which ones need to be moved to the front of the to do list, which ones maybe can just stay there for a later day, and which ones don't make sense and can come off the list. Give them an opportunity to add new ones to the list.
2. Update demographics and Mapping: this was the proposal HKGi provided a few weeks ago. Those steps would provide that update. Are we growing in the right directions? I think this is a good discussion to engage in based on the pressures we are familiar with, the property owners who are itching to do something, and where we need policy or regulatory fixes (annexation or proactive rezoning from holding to specific districts).
 - a. Are we growing the right land uses?
 - b. How does transportation beyond our borders work – county - township - start the conversation again with the county about some of these regional road corridors
3. What support services do our existing businesses need (more of an economic development strategic effort): this is a boots on the ground strategic discussion with business owners. Not only what is needed to support existing business but tap into their skills to figure out how to get it.
4. Plans for Redevelopment or Revitalization – housing inventory and need. Not sure what was meant by this ... was there a regional housing study done that could be brought forward for additional info or gap identifying?
5. Provide updated mapping – existing and proposed land uses – highlight what developments have happened and what we know is proposed.

Tim stated that we could look at the annexations coming in as development holding zone. We have hit our orderly annexation edge on the north, what is the long term guidance? Do we want to look more at the south border.

Commissioner Burton agrees with all of these suggestions and added; Plans for redevelopment of older homes.. Commissioner Fitch stated that it would be nice to know what businesses are looking for to move or stay in town.

Commissioner Johnson asked about linking maps to the City's website, old comp plan maps,

MANUFACTURED HOME ORDINANCE – not discussed

OTHER – Nothing

ADJOURN – 7:07pm

Respectfully Submitted,

Linda Rappe, City Clerk



City of Kasson
401 Fifth Street S.E.
Kasson, MN 55944-2204
507.634.7071
(Fax) 507.634.4737
www.cityofkasson.com

Land Use Application – Cover Sheet

Application Type (Check All that Apply)

- | | |
|--|---|
| <input type="checkbox"/> Site Plan Review (§ 154.066) | <input type="checkbox"/> Minor Subdivision (§ 153.050-054) |
| <input type="checkbox"/> Conditional Use Permit (§ 154.067) | <input type="checkbox"/> Concept Plan (§ 153.065-067) |
| <input checked="" type="checkbox"/> Variance (§ 154.068) | <input type="checkbox"/> Preliminary Plat (§ 153.080-085) |
| <input type="checkbox"/> Zoning Amendment (§ 154.069) | <input type="checkbox"/> Final Plat (§ 153.095-098) |
| <input type="checkbox"/> Establishment of a Planned Unit Development (PUD) (§ 154.070) | <input type="checkbox"/> Subdivision Variance (§ 153.110-114) |

Application Information

Date Submitted 1/11/23		Planning Case Number (City will fill out)	
Property Address 701 3rd St SE, Kasson, MN 55944		PID # 242030102	
Applicant Michael Marti	Phone # 507-208-0238 Email mikemarti@kmtel.com	Address 701 3rd St SE, Kasson, MN 55944	
Property Owner Michael&Nicole Marti	Phone # 507-208-0238 Email mikemarti@kmtel.com	Address 63793 250th Ave, Kasson, MN	
Engineer/Architect	Phone # Email	Address	
Use of Property Current: Contractor Office/Warehouse Proposed: Same	Land Use Designation Current: Proposed:	Zoning District Current: I-1 Proposed: I-1	
Application must be signed by all owners of the subject property			
Signature of Property Owner(s) <i>Michael Marti Nicole L. Marti</i>		Date 1/10/23	
The undersigned applicant hereby represents upon all of the penalties of law that all statements herein are true and that all work herein mentioned will be done in accordance with the ordinances of the City of Kasson, the State of Minnesota, and any other applicable laws and regulations			
Signature of Applicant <i>Michael Marti</i>		Date 1/10/23	

FOR CITY OFFICE USE ONLY

City Zoning Office Tracking

Planning Case #: _____

<input type="checkbox"/>	Date Submitted	
<input type="checkbox"/>	Completeness Review Deadline (15 business days after submittal)	
<input type="checkbox"/>	60-Day Review Deadline	
<input type="checkbox"/>	60-Day Extension Notice – New Deadline	
<input type="checkbox"/>	120-Day Review Deadline (Preliminary Plat Only)	
<input type="checkbox"/>	Application Distributed for Technical Review	
<input type="checkbox"/>	Public Hearing notice published	
<input type="checkbox"/>	Public Hearing notice mailed	
<input type="checkbox"/>	Technical Review Complete	
<input type="checkbox"/>	Public Hearing Date	
<input type="checkbox"/>	Planning and Zoning Commission Meeting Date	
<input type="checkbox"/>	City Council Meeting Date	
<input type="checkbox"/>	Applicant notified of Decision (in writing)	
<input type="checkbox"/>	Decision recorded with County (Applicant responsible)	

Application was APPROVED / DENIED (circle one)

by ZONING ADMINISTRATOR / CITY COUNCIL (circle one) on _____ (Date)

Related Resolution: Res #

Related Ordinance: Ord #



City of Kasson
401 Fifth Street S.E.
Kasson, MN 55944-2204
507.634.7071
(Fax) 507.634.4737
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Variance Application – Supplemental Information

This form provides information related to the procedures and requirements for a Variance Application with the City of Kasson. For full information on Variances, please refer to § 154.068 of the City Code.

Date Submitted: 1/11/23

Planning Case Number: _____
(City will fill out)

Pre-Application Meeting Date: _____

A pre-application meeting with the City of Kasson Zoning Administrator pursuant to § 154.065(D) is required prior to submitting a Variance application.

Criteria for a Complete Submittal:

Submit one (1) printed Full-Size copy, one (1) printed 8 ½ X 11 copy, and one (1) digital (PDF or Similar) copy to the Zoning Administrator of the following:

<input type="checkbox"/>	Completed Application Form
<input type="checkbox"/>	Accurate Boundary Description
<input type="checkbox"/>	Evidence of ownership or enforceable option on the property
<input type="checkbox"/>	Accurate drawing, at scale, showing property lines, location of existing buildings and proposed project
<input type="checkbox"/>	A narrative explaining why the situation of the subject property creates a practical difficulty, as identified in § 154.02.24(B), and requires a variance from the provisions of Chapter 154 Zoning of the City Code <i>Use the reverse side of this form to fill in the narrative, or attach to application</i>
<input type="checkbox"/>	Any submittal materials pertaining to a Site Plan Review, as may be required at the discretion of the Zoning Administrator <i>Attach a Site Plan Review Application Supplemental Information form to this application</i>

Criteria for Review:

In its consideration of a Variance request, the Planning and Zoning Commission shall consider the following questions when making their recommendation to the City Council:

- *Whether or not exceptional, unique or extraordinary circumstances apply to the physical surrounding, shape or topographic conditions of the parcel of land that result in practical difficulties for the owner?*
- *Whether or not the Variance requested will alter the essential character of the locality?*
- *Whether or not granting the Variance requested will:*
 - *Impair an adequate supply of light and air to adjacent property?*
 - *Substantially increase congestion in adjacent public streets?*
 - *Endanger the public safety?*
 - *Substantially diminish or impair property values within the vicinity?*
- *Whether the Variance requested is the minimum variance that would alleviate the practical difficulties?*
- *Whether or not the Variance requested is consistent with the intent of this Chapter and the City's Comprehensive Plan?*
- *Whether or not the Variance requested provides for a reasonable and practical solution that eliminates the practical difficulties?*

Variance Specifics

Zoning District: I-1

Zoning Standard	Required	Requested (or existing)	Variance
Lot Area	sf.	sf.	sf.
Lot Width – Building Line	ft.	ft.	ft.
Lot Width – Street Line	ft.	ft.	ft.
Front Yard Setback	30 ft.	25 ft.	5 ft.
Side Yard Setback	ft.	ft.	ft.
Side Yard Setback	ft.	ft.	ft.
Rear Yard Setback	ft.	ft.	ft.
Building Height	ft.	ft.	ft.
Impervious Surface	% sf.	% sf.	% sf.

Practical Difficulty

- “Practical Difficulty” as used in connection with the granting of a Variance shall include all the following:
 - The property owner proposes to use the property in a reasonable manner that is not otherwise not permitted by an official control;
 - The plight of the property owner is due to circumstances unique to the property, not created by the property owner;
 - The Variance, if granted, will not alter the essential character of the locality;
 - The need for the Variance involves more than economic considerations.
- “Practical Difficulties” also means and includes, but is not limited to, inadequate access to direct sunlight for solar energy systems

Applicant Narrative:

Provide a written explanation as to why the situation of the subject property creates a practical difficulty and requires a variance from the provisions of Chapter 154 Zoning of the City Code

In 2002 when this building was constructed we set the building back as far as possible without encroaching on the existing sanitary sewer easement. The plan at that time was to add a 25' office addition to the front of the building which Dan King the Zoning Admin at the time thought would not be a problem given the unique circumstance of the sewer easement. I am requesting a 5' variance to allow for the construction of an office on the front of my building. I also have attached a site sketch from the original build showing the future addition.



DODGE COUNTY
Finance
721 Main St N, Dept 45
Mantorville, MN 55955-2204
507-635-6239
www.co.dodge.mn.us

11141

Taxpayer: R 24.203.0102

MICHAEL J MARTI
NICOLE L MARTI
63793 250TH AVE
KASSON MN 55944

15305

Sect-33 Twp-107 Range-016
Lot-002 Block-001 2.24 AC

EAST CREEK COMMERCIAL ADDITION

PROPERTY ADDRESS:

2022 Property Tax Statement

VALUES AND CLASSIFICATION

Step
1

Taxes Payable Year	2021	2022
Classification	COMM	COMM
Estimated Market Value	272,000	268,200
Improvements Excluded		
Homestead Exclusion		
Taxable Market Value	272,000	268,200
New Improvements		
Expired Exclusions		

Sent in March 2021

Step
2

PROPOSED TAX

Proposed Tax	8,656.00
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Sent in November 2021

Step
3

PROPERTY TAX STATEMENT

First-half Taxes	4,300.00
Second-half Taxes	4,300.00
Total Taxes due in 2022	8,600.00

\$\$\$
REFUNDS?

*You may be eligible for one or even two
refunds to reduce your property tax.
Read the back of this statement to
find out how to apply.*

Taxes Payable Year:

- Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.
- Use this amount for the special property tax refund on schedule 1 of Form M1PR

☐

Property Tax and Credits

- Property taxes before credits
- A. Agricultural and rural land credits
- B. Other credits to reduce your property tax

5. Property taxes after credits

Property Tax by Jurisdiction

- County

- City or Town KASSON CITY
- State General Tax 0204

- School District

- A. Voter Approved Levies
- B. Other Local Levies

- Special Taxing Districts

- Non-school voter approved referenda levies
- Total property tax before special assessments

Special Assessments on Your Property

- Special assessments Principal: 28.00 Interest: 28.00
2022 RECYCL 28.00

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

2021

2022

8,798.00

8,572.00

8,798.00

8,572.00

2,139.87

2,095.77

3,295.90

3,208.39

1,147.70

1,130.04

1,384.90

1,300.40

829.63

837.40

8,798.00

8,572.00

28.00

28.00

8,826.00

8,600.00

PAYABLE 2022 2nd HALF PAYMENT STUB

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION.

TO AVOID PENALTY PAY ON OR BEFORE: OCTOBER 17

☐ If your address has changed please check this box
and show the change on the back of this stub.

Property ID#: R 24.203.0102

Bill #: 11141

SECOND 1/2 TAX AMOUNT DUE:	4,300.00
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Classification: COMM

15305

PENALTY:

TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:

Dodge County
721 Main St N, Dept 45
Mantorville, MN 55955-2204



Taxpayer:

MICHAEL J MARTI
NICOLE L MARTI
63793 250TH AVE
KASSON MN 55944

No Receipt sent. Your cancelled check is proof of payment. Do not send postdated checks.

↑
DETACH HERE AND RETURN THIS STUB
WITH YOUR SECOND HALF PAYMENT.
DO NOT STAPLE

PAYABLE 2022 1st HALF PAYMENT STUB

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION.

TO AVOID PENALTY PAY ON OR BEFORE: MAY 16

☐ If your address has changed please check this box
and show the change on the back of this stub.

Property ID#: R 24.203.0102

Bill #: 11141

FULL TAX AMOUNT:	8,600.00
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FIRST 1/2 TAX AMOUNT DUE:	4,300.00
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Classification: COMM

15305

PENALTY:

TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:

Dodge County
721 Main St N, Dept 45
Mantorville, MN 55955-2204



Taxpayer:

MICHAEL J MARTI
NICOLE L MARTI
63793 250TH AVE
KASSON MN 55944

No Receipt sent. Your cancelled check is proof of payment. Do not send postdated checks.

↑
DETACH HERE AND RETURN THIS STUB
WITH YOUR FIRST HALF PAYMENT.
DO NOT STAPLE

0,

Deed: **MICHAEL J MARTI**Map Area: **Kasson Commercial**

Checks/Tags:

Contract:

Route: **000-000-000**Lister/Date: **RBD, 01/02/2019**

CID#:

Tax Dist: **Kasson/SD 204**Review/Date: **RBD, 10/04/2018**

DBA:

Plat Page: **24203**

Entry Status:

MLS:

Subdiv: **EAST CREEK COMMERCIAL****Urban / Commercial / Comm Land & Bldgs**

Legal: Section: 33; Twp: 107; Rng: 016; Block: 001; Lot: 002; Deeded Acres: 2.240

None

Land

Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land						
SqFt X Rate						21,780.00	0.500			R-130						
SF x Rate 2						65,340.00	1.500			R-125						
SF x Rate 3						10,454.40	0.240			R-60						
Subtotal						97,574.40	2.240									
Grand Total						97,574.40	2.240									

Street**Utilities****Zoning****Land Use**

SqFt X Rate	None	None	Contact Local Zoning Office	None
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Sales**Building Permits****Values**

Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2022
10/31/2002	\$42,500	D002							Land	\$148,100	\$0	\$0	\$148,100
									Dwlg		\$0	\$0	
									Impr	\$129,800	\$0	\$0	\$129,800
									Total	\$277,900	\$0	\$0	\$277,900

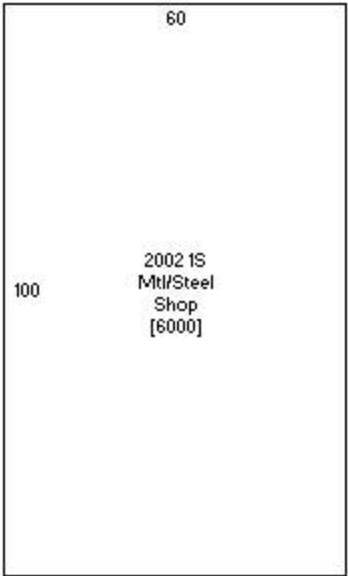
Precomputed Structure		Verticals						Plumbing		
								B	Ext	
Occ. Code	605	Fig & Fdtn								
Occ. Descr.	Metal Shop - Steel Frame	Exterior wall								
		Interior wall								
		Pilasters								
		Wall facing								
		Windows								
Year Built	2002	Fronts/Doors								
EFF Age/Yr	20/ 2002									
Condition	NML									
Description	2002 1S Mtl/Steel Shop									
Width	60									
Ht	16									
Grade	4									
Base	6,000									
Basement	0									
GBA	6000									

Adjustments		
Office - internal w/hea	1,200	Low

© 1995-2015 Vanguard Appraisals, Inc.
(rev. 20.0.32.3275)

Bldg / Addn	Description	Units	Year
Bldg	O 605 —Metal Shop - Steel Frame		
Pre	P 608 —Metal Light Indust. - Steel Frame	6,000	
Adj	Office - internal w/heat only - Low	1,200	
Ex	Door O.H. Door - Power, 14 Ft Wide, 16 Ft High	3	2002

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2022		Appr	Urban	Comm	\$148,100	\$0	\$129,800	\$0	\$277,900
2021		Appr	Urban	Comm	\$148,100	\$0	\$120,100	\$0	\$268,200
2020		Appr	Urban	Comm	\$148,100	\$0	\$123,900	\$0	\$272,000
2019		Appr	Urban	Comm	\$148,100	\$0	\$120,300	\$0	\$268,400
2018		Appr	Urban	Comm	\$94,900	\$0	\$99,700	\$0	\$194,600
2017		Appr	Urban	Comm	\$94,900	\$0	\$102,800	\$0	\$197,700
2016		Appr	Urban	Comm	\$94,900	\$0	\$105,700	\$0	\$200,600
2015		Appr	Urban	Comm	\$94,900	\$0	\$108,600	\$0	\$203,500
2014		Appr	Urban	Comm	\$94,900	\$0	\$111,600	\$0	\$206,500
2013		Appr	Urban	Comm	\$94,900	\$0	\$117,600	\$0	\$212,500
2012		Appr	Urban	Comm	\$94,900	\$0	\$120,000	\$0	\$214,900
2011		Appr	Urban	Comm	\$105,400	\$0	\$122,500	\$0	\$227,900
2010		Appr			\$105,400	\$0	\$125,000	\$0	\$230,400
2009		Appr			\$105,400	\$0	\$110,000	\$0	\$215,400
2008		Appr			\$105,400	\$0	\$122,000	\$0	\$227,400
2007	2007 Final certified value	Appr			\$105,400	\$0	\$108,100	\$0	\$213,500
2007	BOR Value is original appraised value	Appr			\$105,400	\$0	\$108,100	\$0	\$213,500
2006		Appr			\$62,700	\$0	\$0	\$0	\$62,700
2005	Imported from CamaUSA	BofR			\$48,000	\$0	\$0	\$0	\$48,000



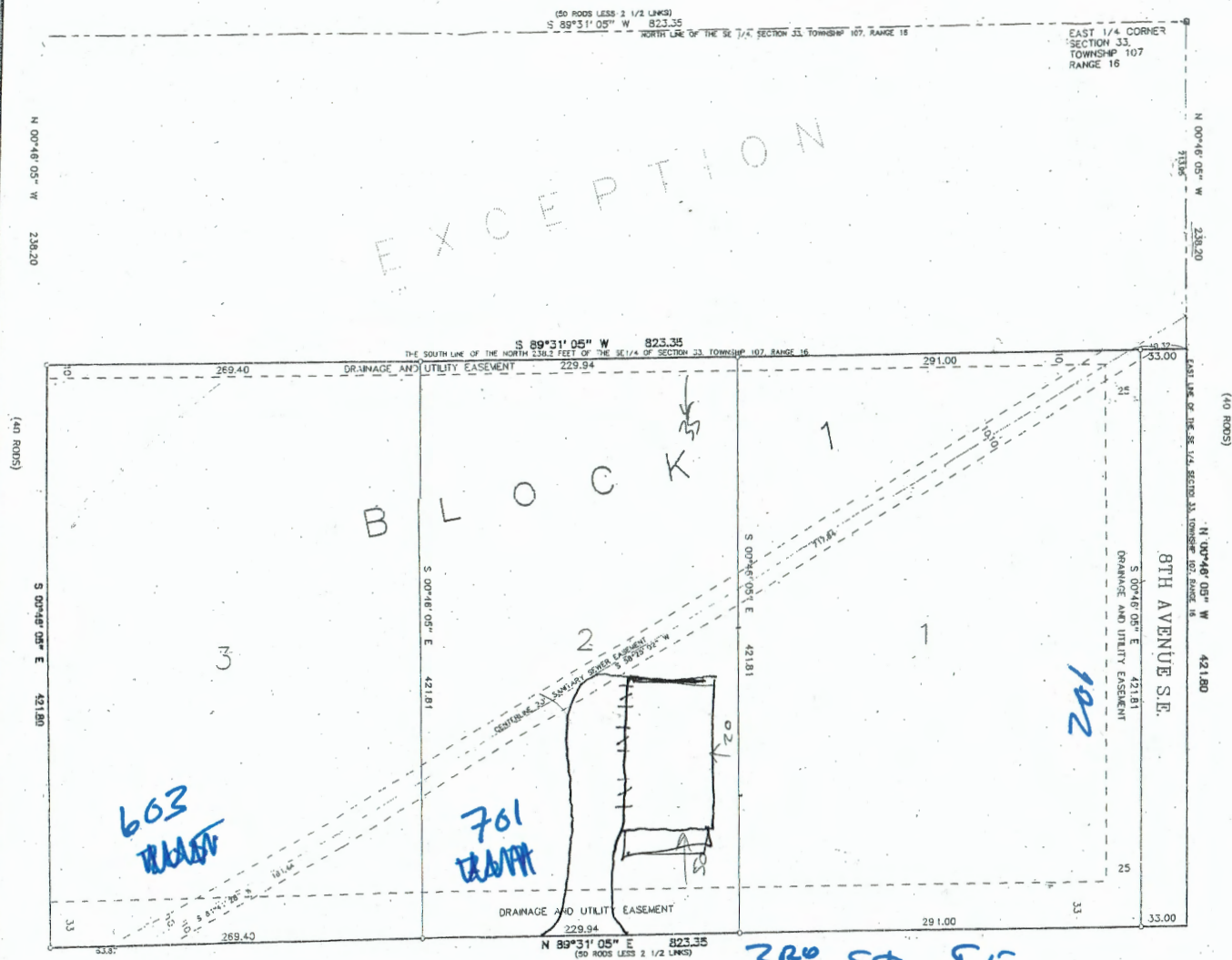
Sketch 1 of 1





[illegible]

EASTCREEK AD.



100' Long
60' Wide
25' Future addn.

3rd St. S.E.

KA02-186



MICHAEL J MARTI 242030102

25'-1 1/4"

STAFF REPORT

TO: Planning Commission
FROM: Ian Albers, Community Development Assistant
DATE: February 3, 2023
SUBJECT: Marti Electric Variance
APPLICANT: Michael Marti
OWNER: Michael and Nicole Marti
LOCATION: 701 3rd St SE
MEETING DATE: **February 13, 2022**
COMPREHENSIVE PLAN: Industrial/Manufacturing/Business
ZONING: I-1 Business Park / Light Industrial District

BACKGROUND

The applicant, Michael Marti of Marti Electric has applied for a variance of 5 ft to the front yard setback in order to allow for a 25 ft office addition on the south side of the building. There is a sanitary sewer easement that runs diagonally through the property that limited the area available to construct the original building in 2002, and currently limits further construction on the north side of the building. In an I-1 district, the required front yard setback is 30 ft. The proposed 25 ft office addition would reduce the front yard setback to 25 ft. Therefore, a variance is required.

REVIEW PROCEDURE

60-Day Land Use Application Review Process

Pursuant to Minnesota State Statutes Section 15.99, local government agencies are required to approve or deny land use requests within 60 days. Within the 60-day period, an automatic extension of no more than 60 days can be obtained by providing the applicant written notice containing the reason for the extension and specifying how much additional time is needed. For the purpose of Minnesota Statutes Section 15.99, "Day 1" for the variance application was determined to be January 24th, 2023. The City's deadline for action is on March 25th, 2023.

Public Hearing

City Code § 154.068(E)(2) requires a public hearing for review of a variance to be held by the Planning and Zoning Commission. The public hearing notice for the variance was published in the Dodge County Independent and mailed to all affected property owners located within 350 feet of the subject properties.

APPLICATION REVIEW

Existing Site Character

See attached application materials.

Variance Review

In its consideration of a variance request, the Planning and Zoning Commission shall consider the following questions when making their recommendation to the City Council, as described in § 154.068(E)(4):

- (1) Whether or not exceptional, unique or extraordinary circumstances apply to the physical surrounding, shape or topographic conditions of the parcel of land that result in practical difficulties for the owner;
- (2) Whether or not the variance requested will alter the essential character of the locality;
- (3) Whether or not granting the variance requested will:
 - a. Impair an adequate supply of light and air to adjacent property;
 - b. Substantially increase congestion in adjacent public streets;
 - c. Endanger the public safety; or
 - d. Substantially diminish or impair property values within the vicinity.
- (4) Whether the variance requested is the minimum variance that would alleviate the practical difficulties;
- (5) Whether or not the variance requested is consistent with the intent of this chapter and the city's comprehensive plan; and
- (6) Whether or not the variance requested provides for a reasonable and practical solution that eliminates the practical difficulties.

RECOMMENDATION

Staff requests that the Planning Commission recommends approval of the application for a variance. In recommending approval of the variance, staff offers the following findings of fact:

- (1) Unique or extraordinary circumstances apply to the physical surrounding, shape or topographic conditions of the parcel that result in practical difficulties for the owner.
- (2) The property owner would like to use the property in a reasonable way but is limited because of the required front yard setback.
- (3) The sanitary sewer easement on the property creates a unique or extraordinary circumstance not caused by the property owner.
- (4) The variance, if granted, will not alter the essential character of the locality, and will not:
 - a. Impair an adequate supply of light and air to adjacent property;
 - b. Substantially increase congestion in adjacent public streets;
 - c. Endanger the public safety; or
 - d. Substantially diminish or impair property values within the vicinity.
- (5) The variance requested would alleviate and provide a reasonable and practical solution to the practical difficulties, and is consistent with the intent of this chapter and the city's comprehensive plan.

MEMORANDUM

Hoisington Koegler Group Inc.



To: Kasson Planning Commission
From: Brad Scheib, Consulting Planner
Subject: February 13, 2023 PC Meeting Discussion Topic
Date: 02/09/2023

Background

In 2017, the city adopted an updated comprehensive plan. In preparing that plan, we relied on a demographic analysis from best available data which included 2010 us census data and mid-decade data from the American Community survey which was based on 2015-16 limited census survey. The majority of the 2020 census information has been released. Staff has updated our demographic and economic base information using the more current census data and using local permitting information as a first step to inform a revisiting of the future land use and system plans found within the current comprehensive plan. Attached to this report are a series of slides with this updated demographic data and some preliminary observations or findings from our perspective.

At the meeting on Monday we would like to walk through these slides with you and have a general discussion about the data and your thoughts relative to community growth and the comprehensive plan. We will then follow up at a future meeting with a more thorough discussion on future land use directions and supporting system plan update needs.

Please feel free to shoot me any notes or questions in advance of the meeting should your review spark them.

Thanks and have a great weekend.

An aerial photograph of a suburban town, likely Kasson, showing a mix of residential houses, green trees, and a central road. The image is slightly faded to serve as a background for the text.

Kasson Demographics Update

JANUARY 2023

Summary Observations (preliminary)

Since 2017 Comprehensive Plan, Kasson's growth has exceeded projections.

Young families – largest cohorts are kids under 5 and adults 30-34: In 10-15 years...

- Kids will be in high school
- Parents will likely be buying cars and owning their largest homes
- Parents will have some leisure time (kids become more independent)
- Demand for athletic fields/programs
- Demand for arts and cultural programs
- High school kids looking for jobs (stronger service sector labor pool)

Senior aged population is growing.

- Health care
- Active Senior Living – trails, pickleball, bocce ball, etc.
- Senior housing options – independent (maintenance free, one level, senior community) and continuum of care (assisted living, nursing home, specialized care)
- Senior center – programming and socializing

Summary Observations (cont.)

Greater number of households with greater incomes. Potential discretionary spending.

Potential for households with higher levels of education to leverage opportunities for diversifying industry/business.

More workers traveling further for work represents opportunity.

- Can Kasson create jobs to keep people closer to Kasson and thus improve quality of life, or...
- Is Kasson more of a bedroom community
- Can a stronger daytime population (workers) help fuel greater levels of commercial services and entertainment in Kasson?

Is there a health care economic opportunity in Kasson?

Other opportunities?

Table of Contents

1. Population
2. Age Distribution
3. Households
4. Education
5. Jobs and Commutes
6. Housing

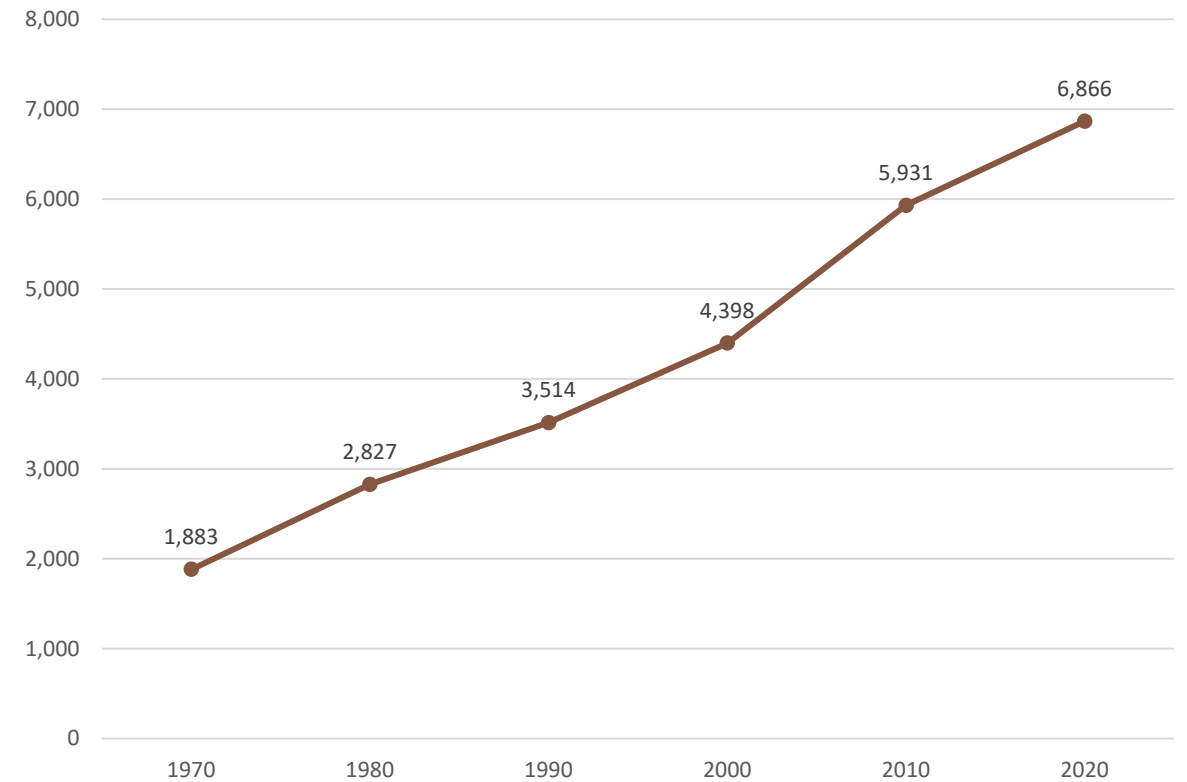
COVID-19 Pandemic

- THE COVID-19 PANDEMIC STARTED IN 2020 AND IMPACTED EVERY ASPECT OF LIFE. WE RECOGNIZE THAT THIS WILL ALSO HAVE A SIGNIFICANT IMPACT ON TRENDS GOING FORWARD.

1 Population

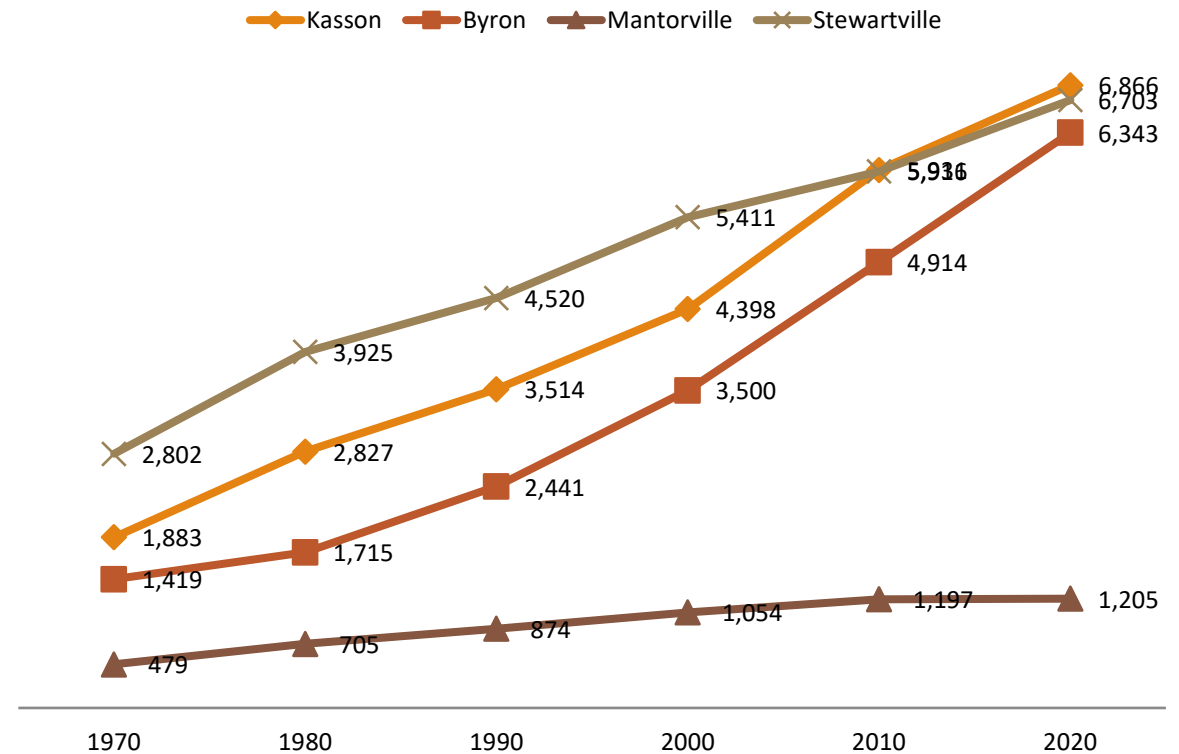
Historic Population

- THE POPULATION OF KASSON CONTINUES TO INCREASE STEADILY
- STATE DEMOGRAPHER ESTIMATED KASSON'S POPULATION IN 2021 WAS 6,921



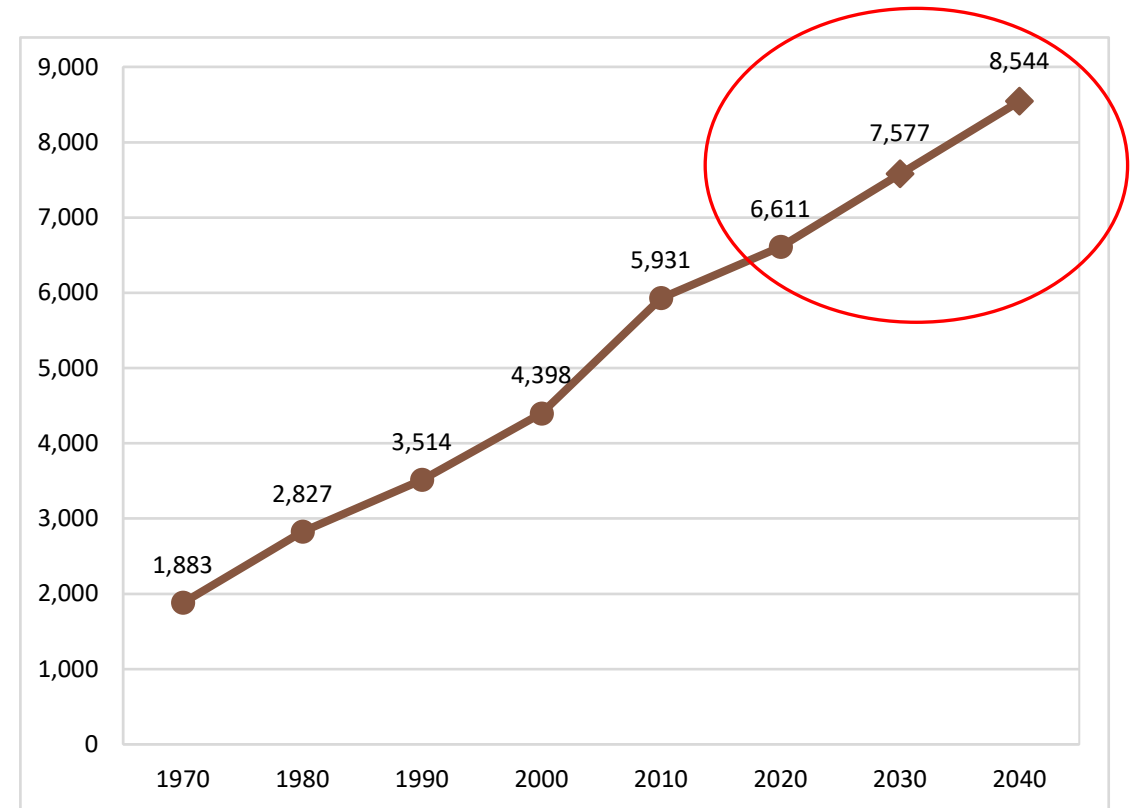
Population Comparisons

- THE POPULATION OF KASSON CONTINUES TO GROW AT A SIMILAR RATE TO THE SURROUNDING CITIES OF BYRON AND STEWARTVILLE



Population Projections

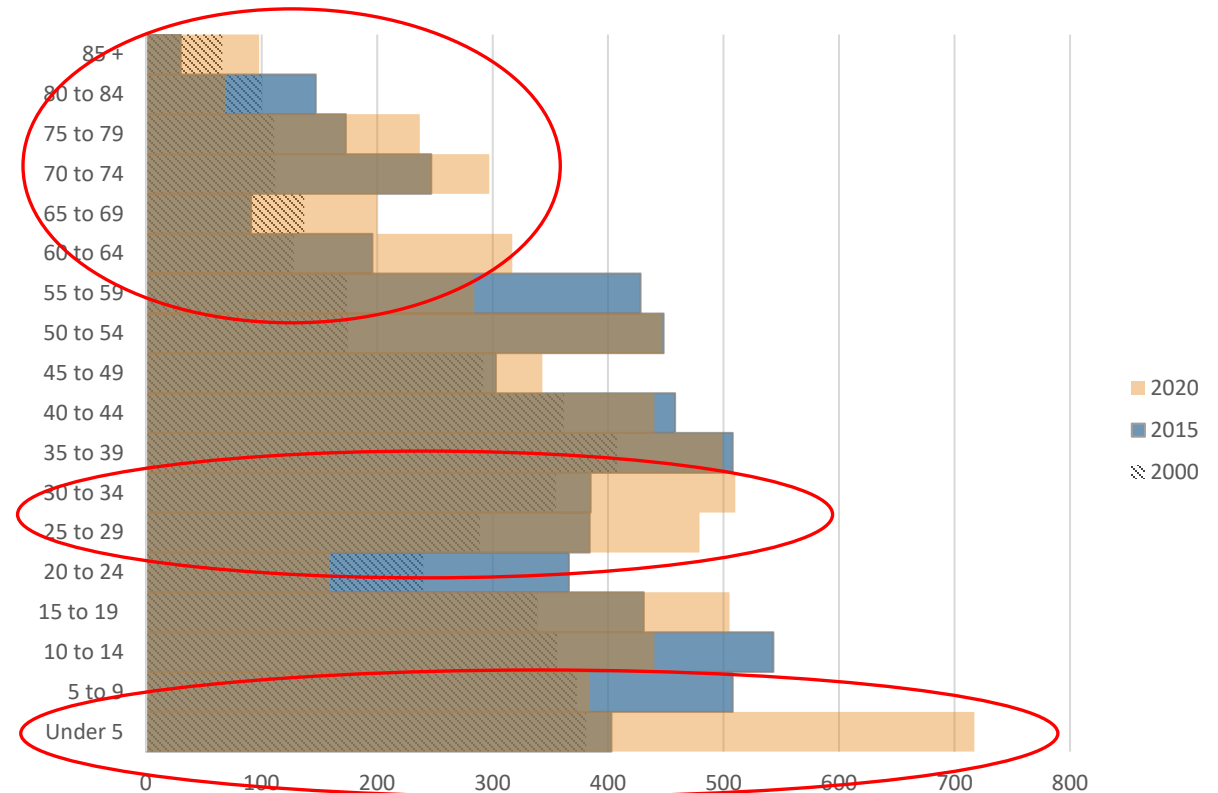
- THE 2017 COMPREHENSIVE PLAN...
 - Projected a 2020 population of 6,611 which is 255 persons short of the official 2020 census count
 - Projected a 2040 population of 8,544 (see chart at right from current Comprehensive Plan)
 - Adjusting for actual 2020 census counts suggests a 2040 population projection adjustment between 9,175 and 8,751 or a midpoint of 8,963



2 Age Distribution

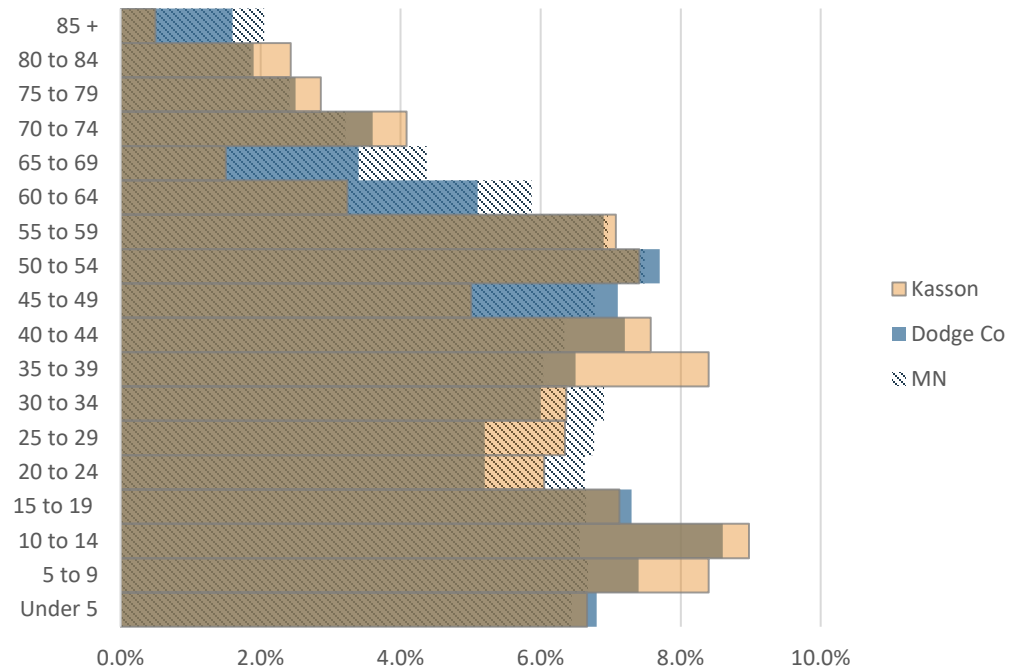
Age Distribution

- YOUNG FAMILIES AND SENIORS MAKE UP THE LARGEST COHORTS IN 2020
- HOW DOES THIS AFFECT GROWTH AND DEVELOPMENT IN THE NEXT 10 YEARS? OR 20 YEARS?

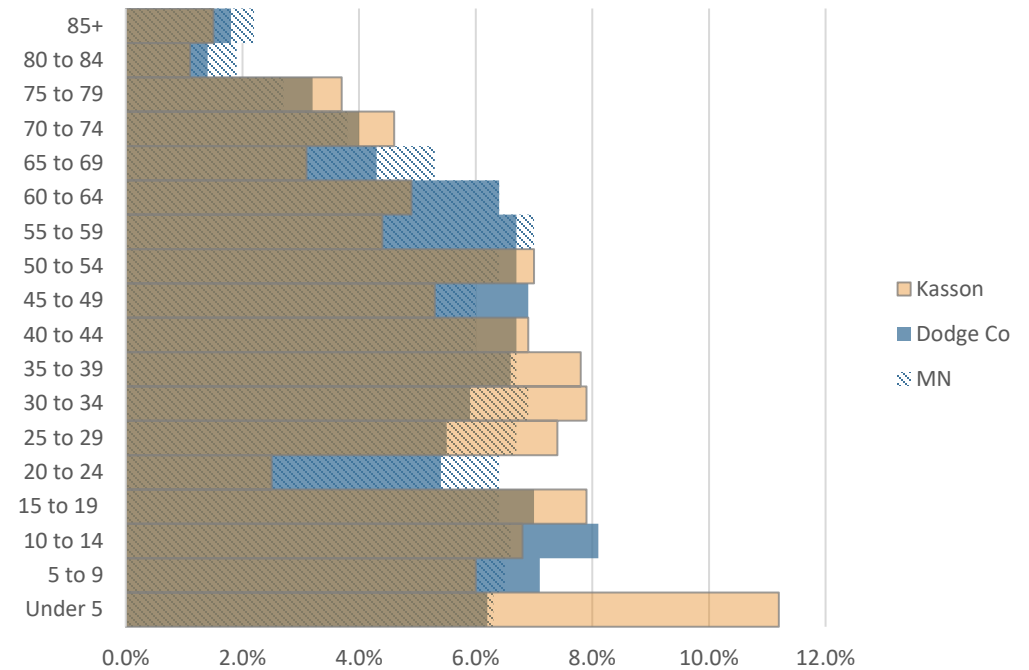


Age Distribution (comparison of Dodge Co and the State of Minnesota)

2015



2020



3 Households

Average Household and Family Size

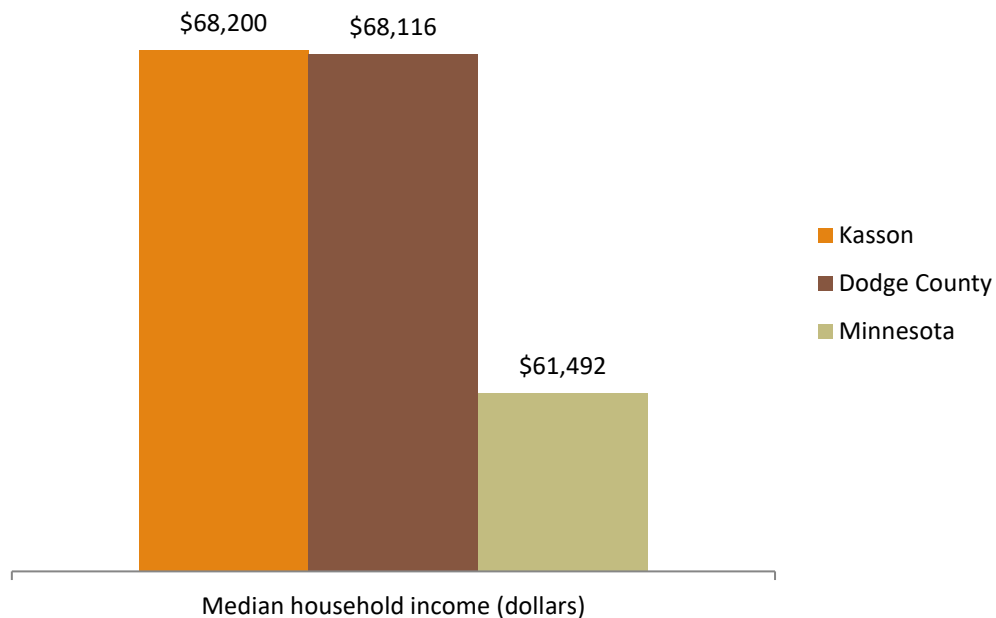
- AVERAGE HOUSEHOLD SIZE AND FAMILY SIZE HAVE BOTH INCREASED SLIGHTLY SINCE 2015. STATEWIDE AND NATIONAL TRENDS GENERALLY SEE A DECREASING HOUSEHOLD SIZE.

	2020	2015	2000
Average Household Size	2.74	2.63	3
Average Family Size	3.17	3.1	3

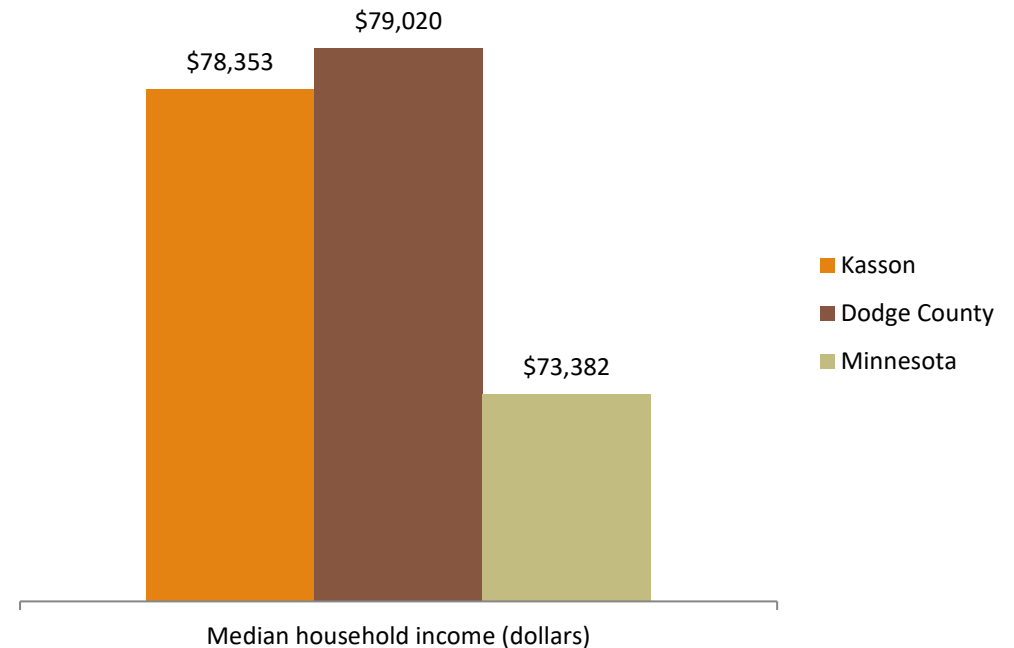
Median Household Income

- 2022 ESTIMATES FROM ESRI PUT KASSON'S MEDIAN HH INCOME AT \$83,059. A GROWING NUMBER OF HOUSEHOLDS ARE IN THE UPPER INCOME BRACKETS. INDICATING A POSSIBLE INCREASE OF DISCRETIONARY SPENDING.

2015



2020

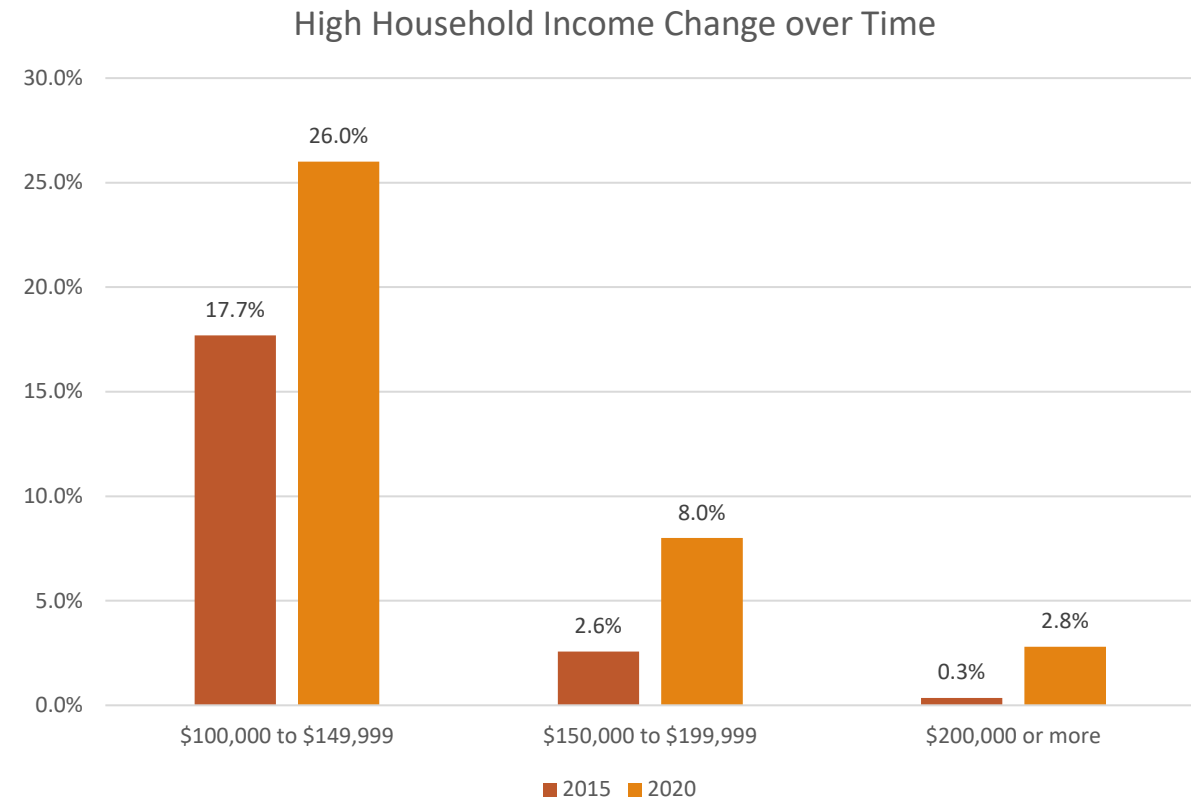


Household Income

	2020		2015	
	Number	Percentage	Number	Percentage
Total households	2,337	-	2,288	-
Less than \$10,000	13	0.6%	20	0.9%
\$10,000 to \$14,999	66	2.8%	52	2.3%
\$15,000 to \$24,999	105	4.5%	223	9.7%
\$25,000 to \$34,999	105	4.5%	191	8.3%
\$35,000 to \$49,999	255	10.9%	270	11.8%
\$50,000 to \$74,999	547	23.4%	545	23.8%
\$75,000 to \$99,999	386	16.5%	515	22.5%
\$100,000 to \$149,999	607	26.0%	405	17.7%
\$150,000 to \$199,999	187	8.0%	59	2.6%
\$200,000 or more	66	2.8%	8	0.3%

Household Income

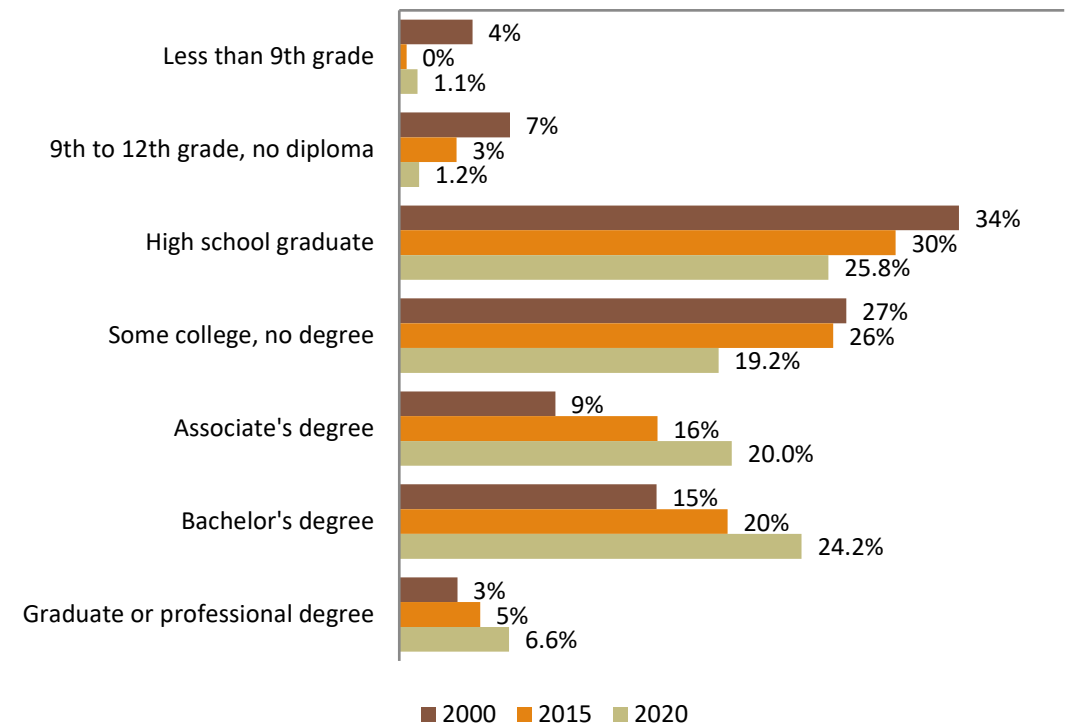
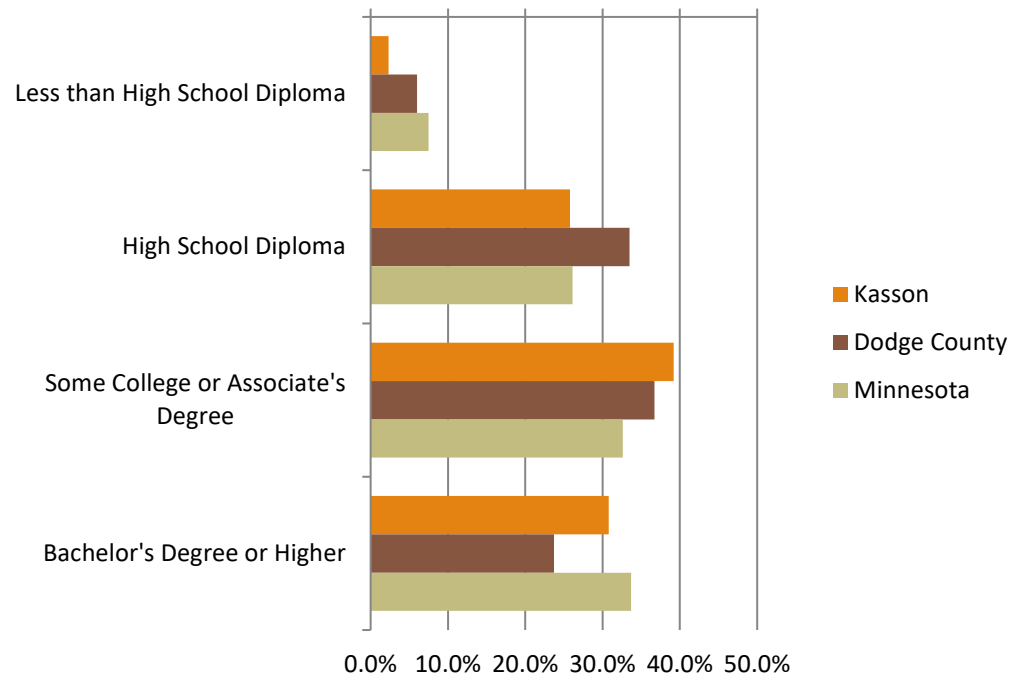
- HIGH EARNING HOUSEHOLDS HAVE INCREASED SINCE 2015
- THE PERCENTAGE OF HOUSEHOLDS EARNING BETWEEN \$150,000 AND \$199,999 IS OVER TRIPLE WHAT IT WAS IN 2015
- THOSE MAKING \$200,000 OR MORE HAS GROWN NEARLY TEN TIMES SINCE 2015



4 Education

Educational Attainment

- EDUCATION ATTAINMENT DATA REFERS TO MEMBERS OF THE POPULATION AGE 25 AND ABOVE
- EDUCATION ATTAINMENT HAS INCREASED IN 2020 IN KASSON AND CONTINUES TO SURPASS THAT OF DODGE COUNTY



5 Jobs and Commutes

Trade Market Demographics

- THE MAP BELOW FROM ESRI BUSINESS ANALYST SHOWS THE TRADE MARKET, WHICH IS THE AREA WITHIN A 20 MINUTE DRIVE TIME FROM KASSON'S RETAIL AREA

Population: 43,929

Workplace Population: 25,785

Population Growth ('10-'20): 62%

Projected Population Growth ('20-'27): 4%

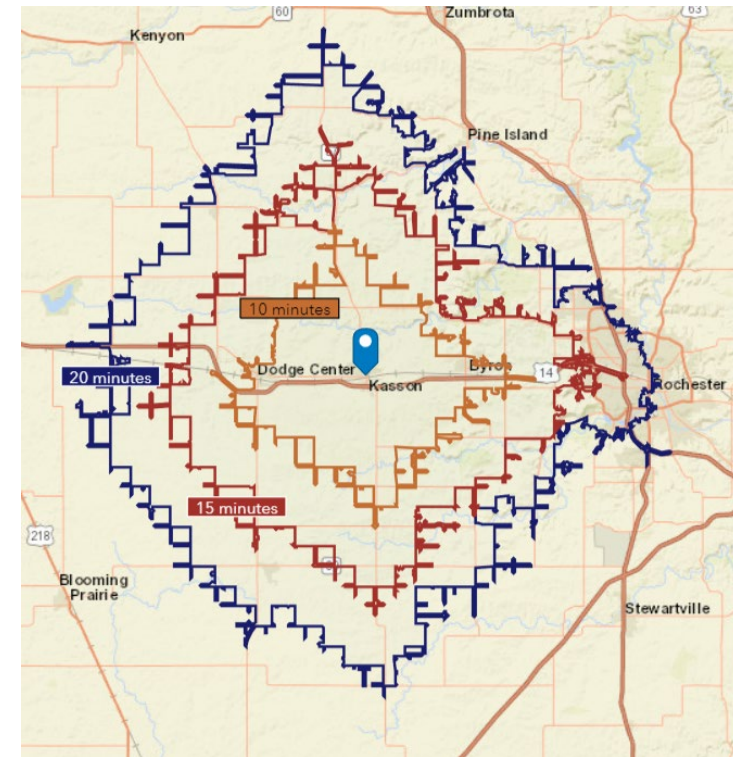
Households: 16,989

Avg. HH Income: \$115,092

Median HH Income: \$92,925

Household Growth ('10-'20): 72%

Projected HH Growth ('20-'27): 5%



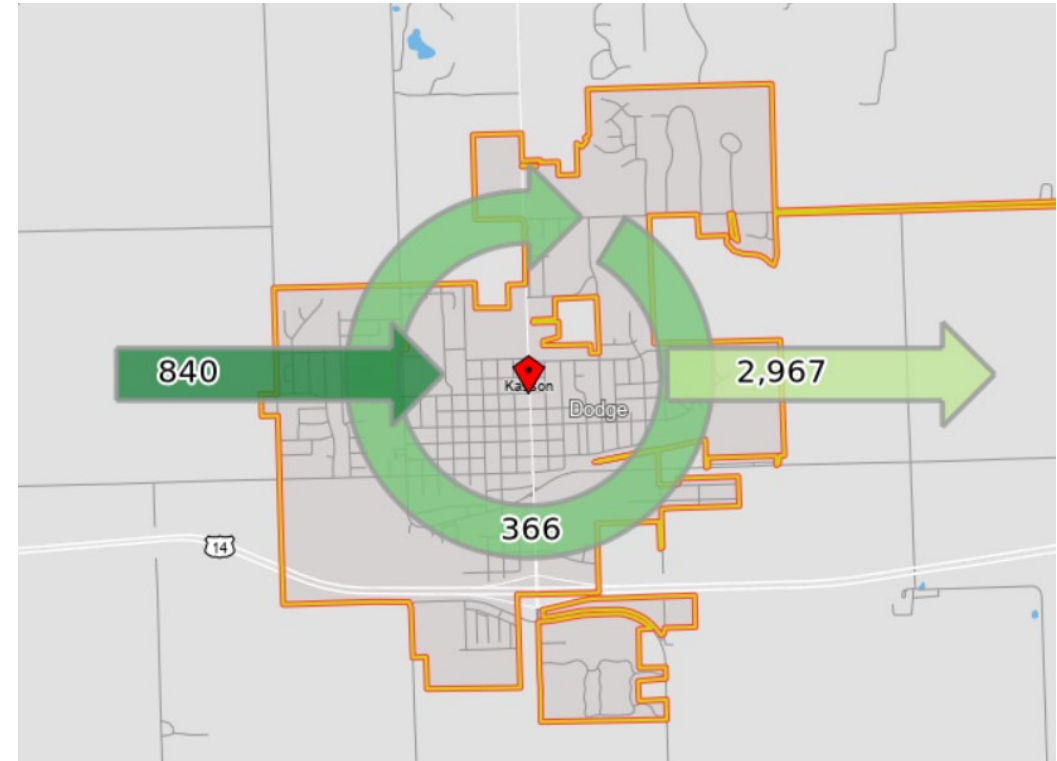
Travel Time

- THE NUMBER OF PEOPLE CARPOOLING AND USING FORMS OF PUBLIC TRANSIT HAS INCREASED AS HAS THE MEAN TRAVEL TIME TO WORK.

	2020		2015		2000	
Status	Number	Percentage	Number	Percentage	Number	Percentage
Workers 16 years and over	3,271	-	3,252	-	2,335	-
Car, truck, or van -- drove alone	2,472	75.6%	2,720	83.6%	1,923	82.4%
Car, truck, or van -- carpooled	508	15.5%	272	8.4%	238	10.2%
Public transportation (excluding taxicab)	96	2.9%	38	1.2%	28	1.2%
Walked	13	0.4%	21	0.6%	67	2.9%
Other means	15	0.5%	39	1.2%	5	0.2%
Worked at home	167	5.1%	162	5.0%	74	3.2%
Mean travel time to work (minutes)	25.1	-	20.9	-	19.9	-
Source: 2011-2015 ACS, 2016-2020 ACS, 2000 Census						

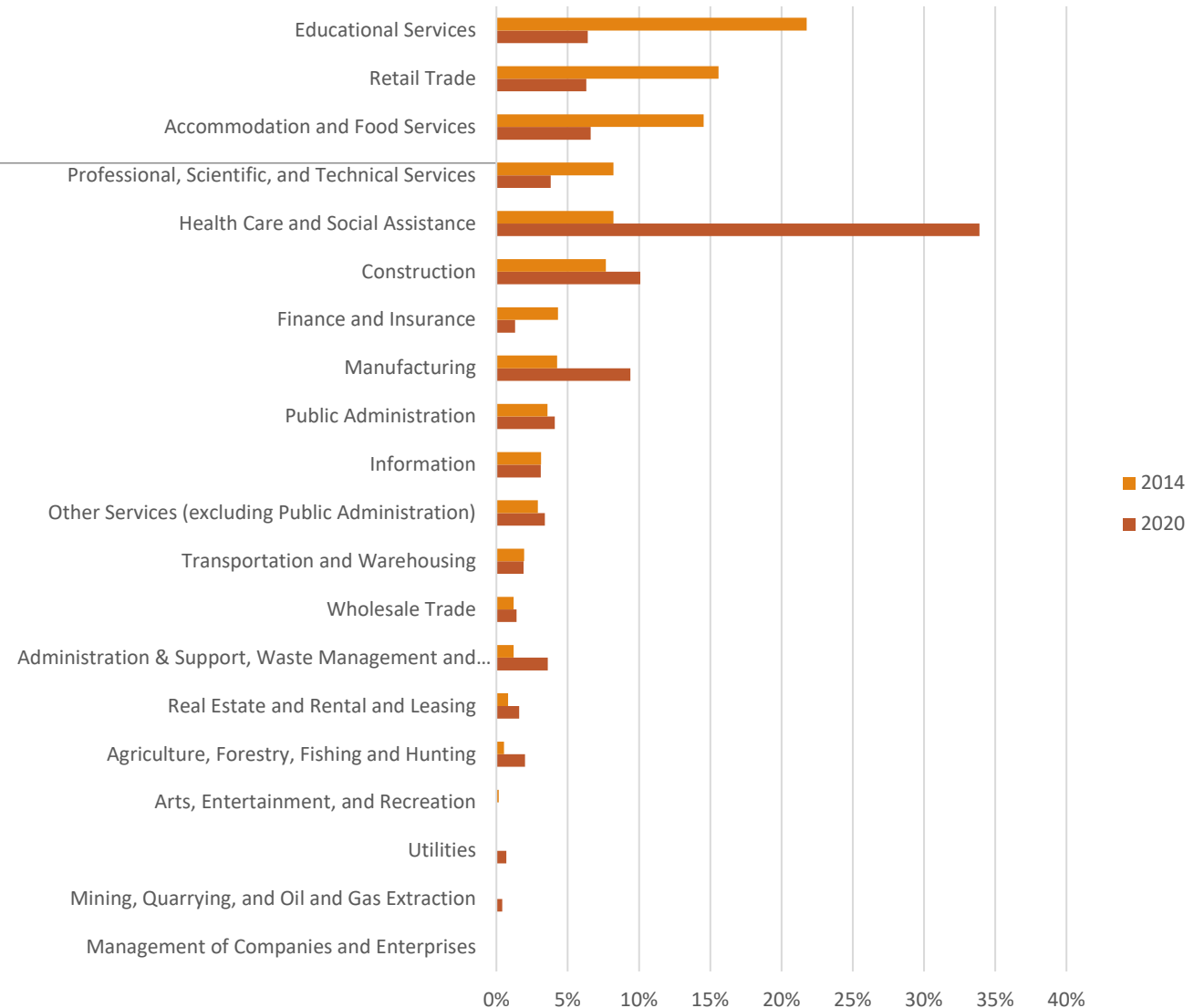
In Flow- Out Flow of Workers

- MOST KASSON RESIDENTS (2,967) ARE LEAVING KASSON TO WORK WITH ONLY 366 BOTH LIVING AND WORKING IN KASSON
- 840 PEOPLE ARE LIVING OUTSIDE OF KASSON AND COMMUTING IN FOR WORK



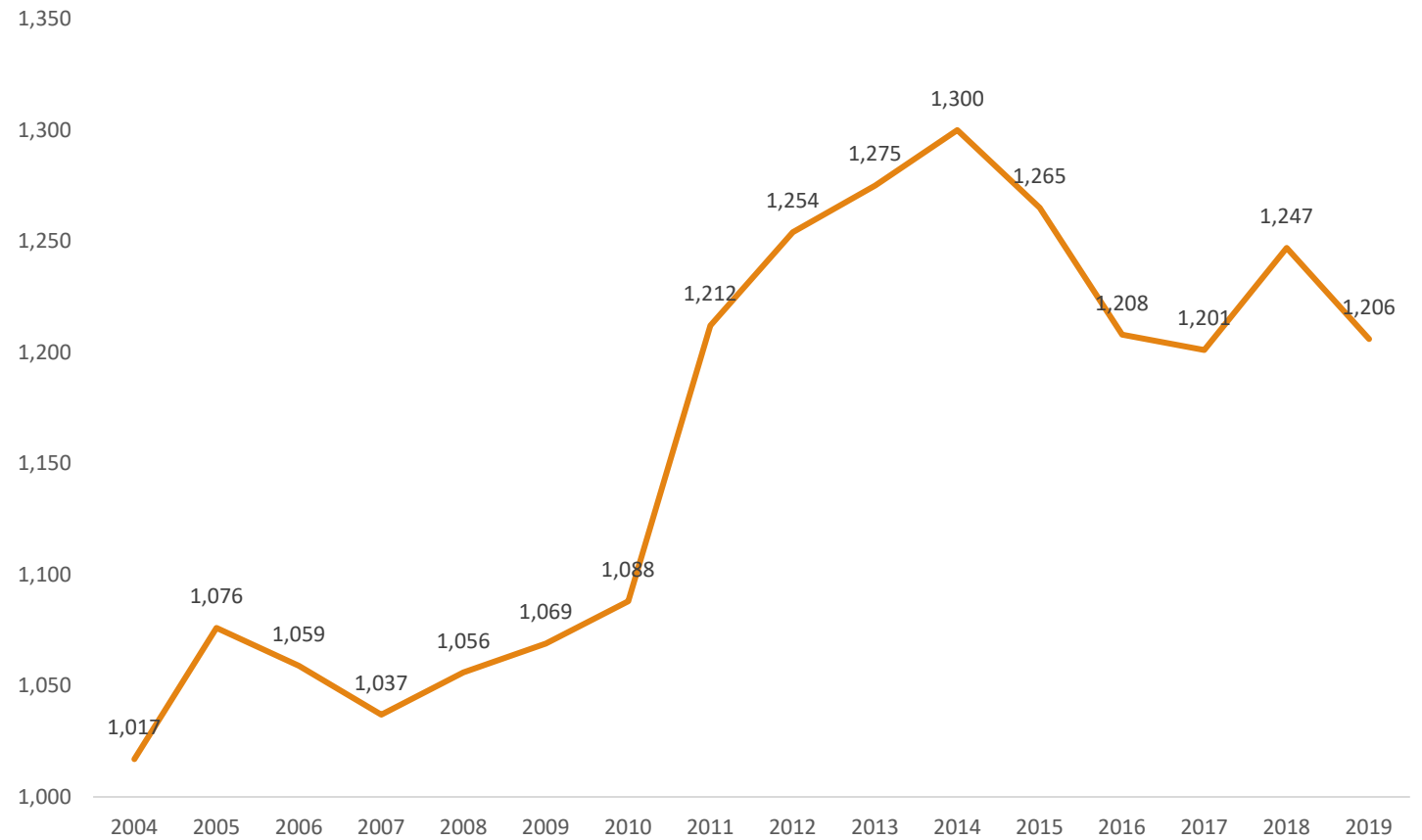
Industry Profile

- INDUSTRY IS THE TYPE OF ACTIVITY AT A PERSON'S PLACE OF WORK
- THE HEALTH CARE INDUSTRY HAS INCREASED DRAMATICALLY IN KASSON



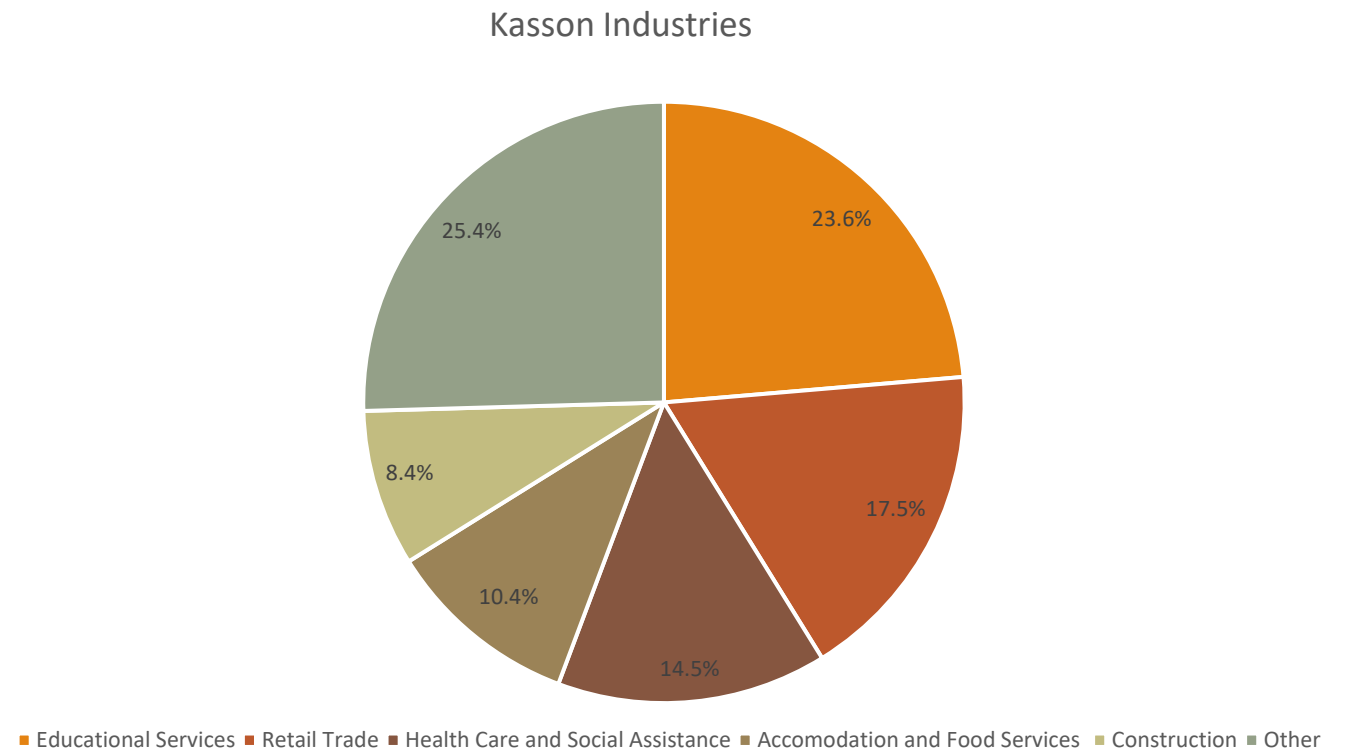
Primary Jobs

- THIS GRAPH SHOWS THE NUMBER OF PRIMARY JOBS WITHIN THE KASSON CITY LIMITS.



Top Employers In Kasson

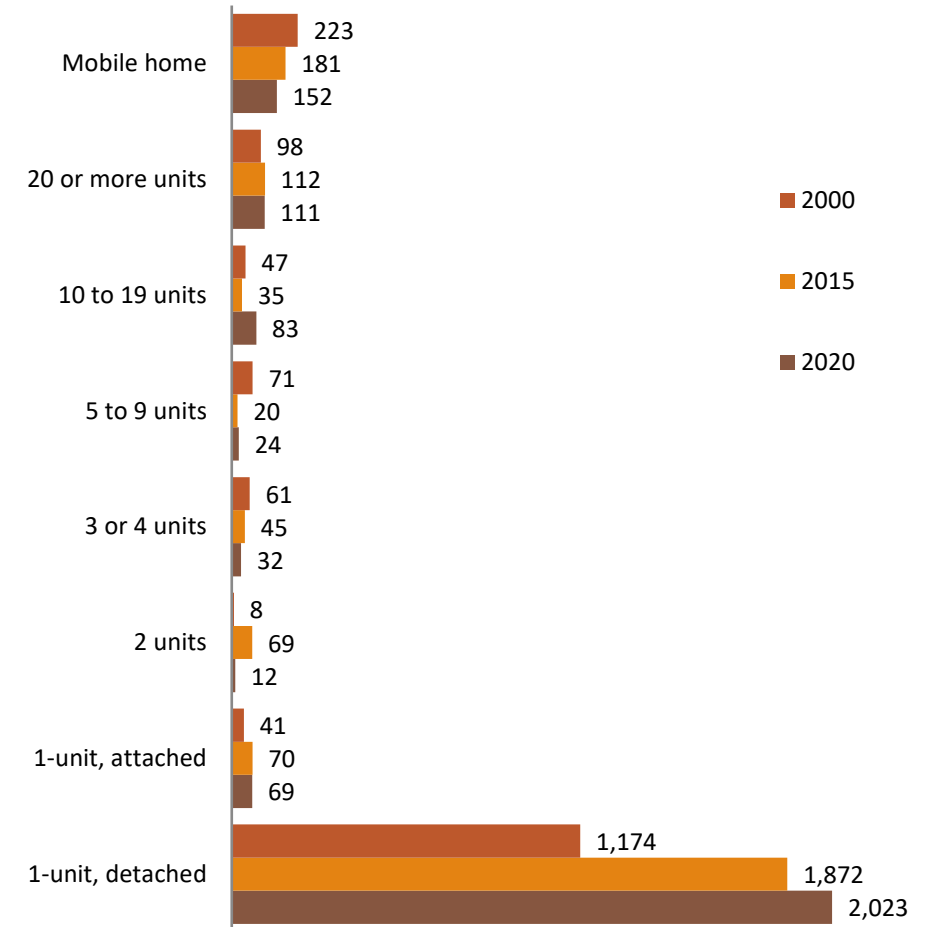
Top Employers	# of Employees
Kasson- Manorville Public School	248
Erdman Supermarket, Inc.	130
Kasson-Mayo Family Practice	50
City of Kasson	35
Daniel's Restaurant	35
KM Telecom	22
Comfort Home Health Care	21
Shopko Hometown	20
Home Federal Bank	18



6 Housing

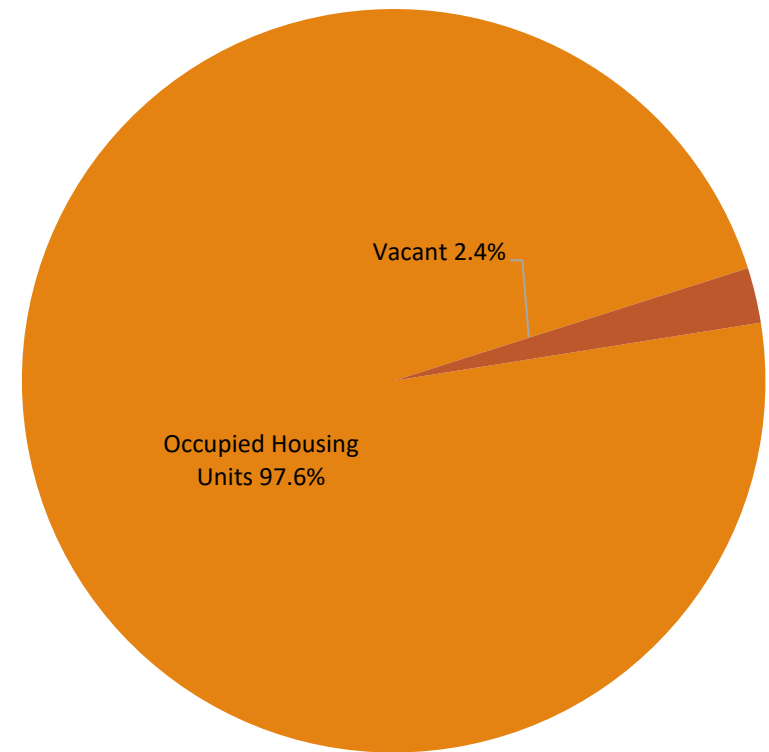
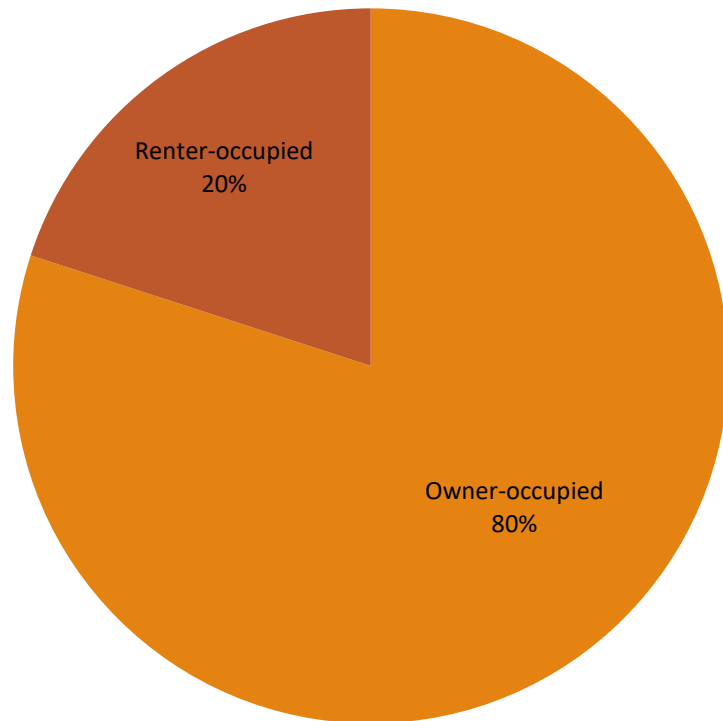
Housing Units in Structure

- SINGLE UNIT DETACHED STRUCTURES STILL REMAIN THE MOST POPULAR FORM OF HOUSING IN KASSON.
- THERE IS AN INCREASE IN THE NUMBER OF 10-19 UNIT STRUCTURES IN THE CITY.



Housing Tenure and Vacancy

- A HOUSING UNIT IS VACANT IF NO ONE IS LIVING IN IT AT THE TIME OF INTERVIEW BY THE US CENSUS



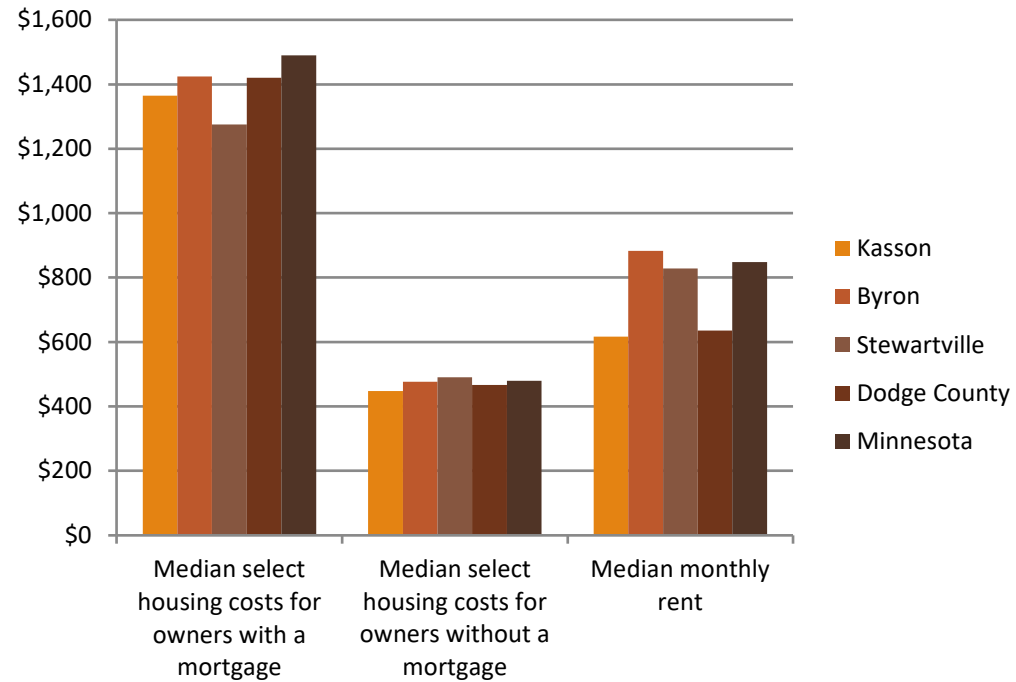
Cost Burdened Households

- COST BURDENED IS DEFINED AS SPENDING MORE THAN 30% OF YOUR INCOME ON HOUSING COSTS
- VASTLY MORE PEOPLE WITH MORTGAGES ARE SPENDING OVER 30% OF THEIR INCOME ON HOUSING
- PEOPLE WITH MORTGAGES AND THOSE PAYING RENT ARE ALMOST EQUALLY COST BURDENED IN 2020

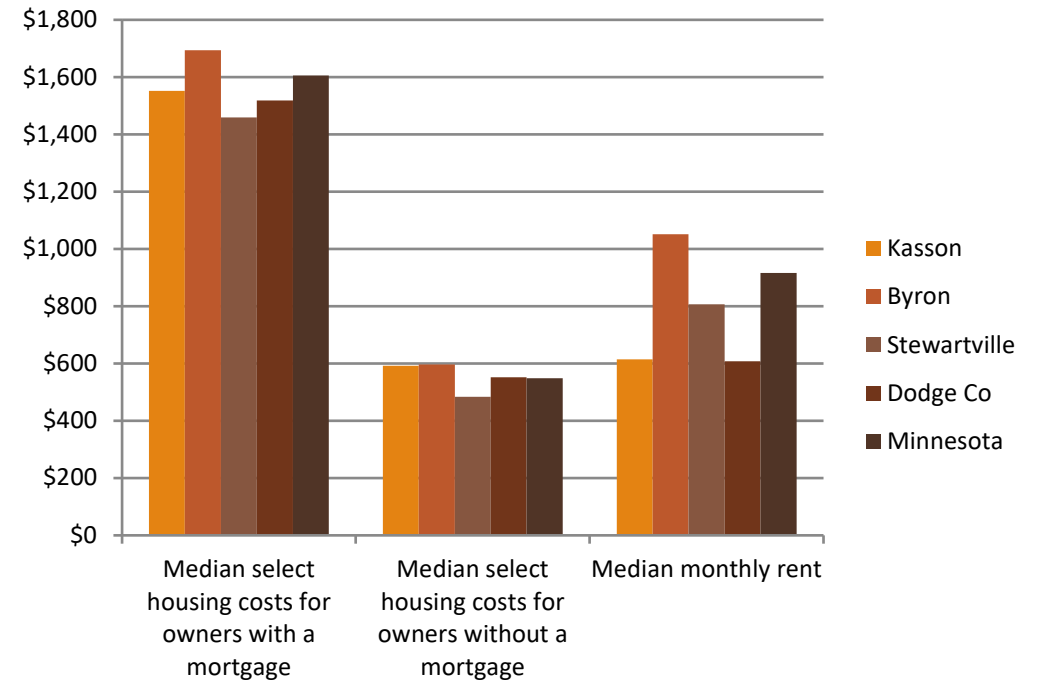


Monthly Housing Costs

2015

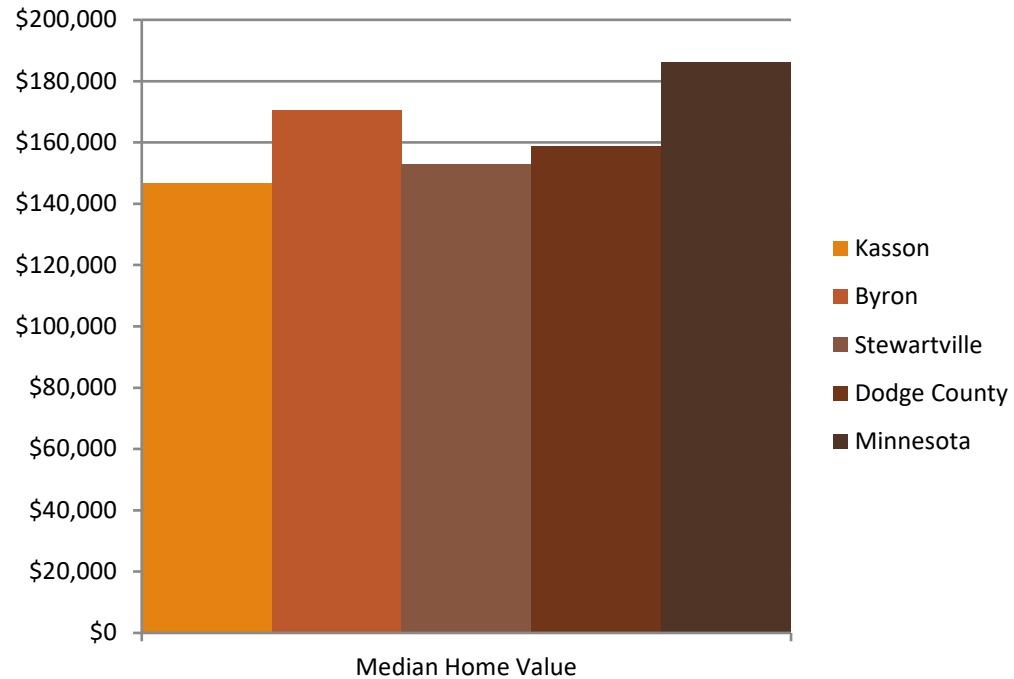


2020

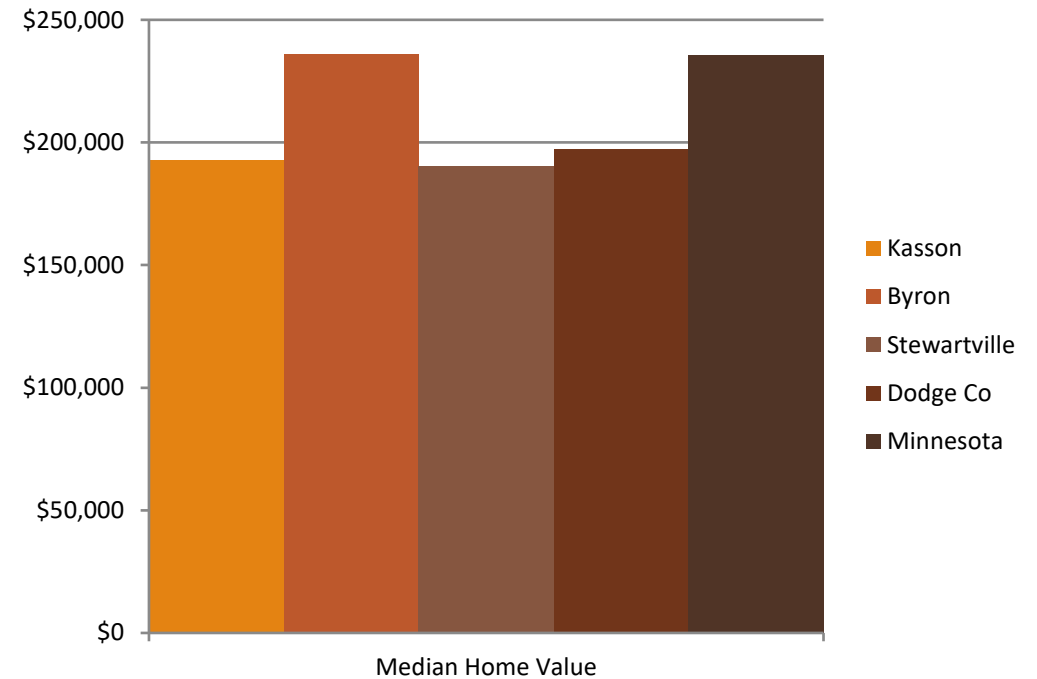


Median Home Value

2015



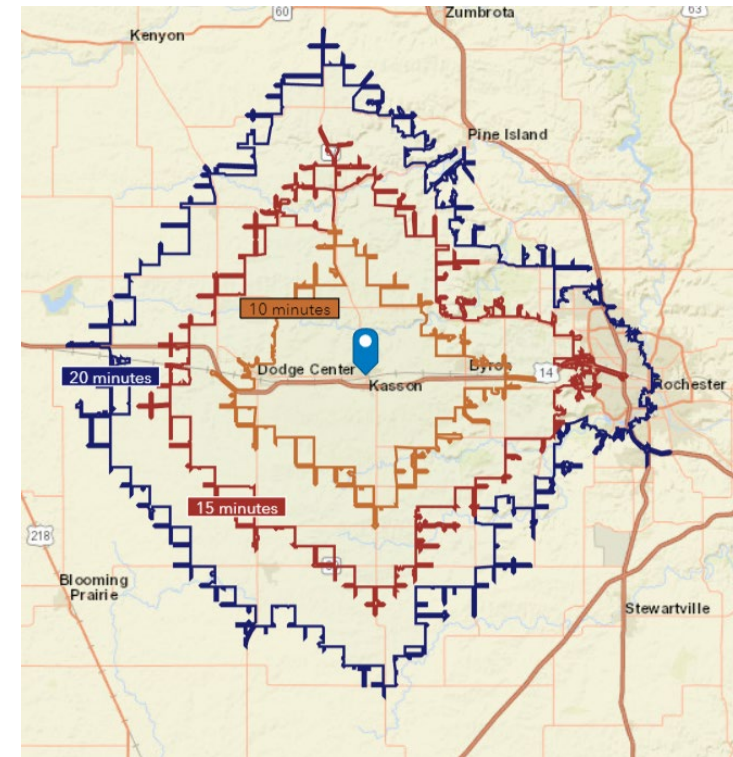
2020



Tapestry: Lifestyle and Psychographics

The Tapestry Segmentation tool is a part of ESRI Business Analyst and uses a system of 67 population segments found in neighborhoods across the US. These population segments identify consumer markets by understanding lifestyle demography and local geography. Neighborhoods are grouped together creating a segmentation system that integrates consumer traits with residential characteristics.

The following are segments that have been identified in the Kasson market area – a 20 minute drive time from Kasson's retail area.



Tapestry: Lifestyle and Psychographics



LifeMode Group: Family Landscapes **Middleburg**

4C

Households: 3,511,200

Average Household Size: 2.75

Median Age: 36.1

Median Household Income: \$59,800

WHO ARE WE?

Middleburg neighborhoods transformed from the easy pace of country living to semirural subdivisions in the last decade, as the housing boom spread beyond large metropolitan cities. Residents are traditional, family-oriented consumers. Still more country than rock and roll, they are thrifty but willing to carry some debt and are already investing in their futures. They rely on their smartphones and mobile devices to stay in touch and pride themselves on their expertise. They prefer to buy American and travel in the US. This market is younger but growing in size and assets.

OUR NEIGHBORHOOD

- Semirural locales within metropolitan areas.
- Neighborhoods changed rapidly in the previous decade with the addition of new single-family homes.
- Include a number of mobile homes (Index 150).
- Affordable housing, median value of \$175,000 (Index 84) with a low vacancy rate.
- Young couples, many with children; average household size is 2.75.

SOCIOECONOMIC TRAITS

- Education: 65% with a high school diploma or some college.
- Labor force participation typical of a younger population at 66.7% (Index 107).
- Traditional values are the norm here—faith, country, and family.
- Prefer to buy American and for a good price.
- Comfortable with the latest in technology for convenience (online banking or saving money on landlines) and entertainment.

Tapestry: Lifestyle and Psychographics



LifeMode Group: Family Landscapes

Workday Drive

4A

Households: 3,541,300

Average Household Size: 2.97

Median Age: 37.0

Median Household Income: \$90,500

WHO ARE WE?

Workday Drive is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children. They favor time-saving devices, like banking online or housekeeping services, and family-oriented pursuits.

OUR NEIGHBORHOOD

- *Workday Drive* residents prefer the suburban periphery of metropolitan areas.
- Predominantly single family, homes are in newer neighborhoods, 34% built in the 1990s (Index 236), 31% built since 2000.
- Owner-occupied homes have high rate of mortgages at 68% (Index 164) and low rate vacancy at 4%.
- Median home value is \$257,400.
- Most households are married couples with children; average household size is 2.97.
- Most households have two or three vehicles; long travel time to work including a disproportionate number commuting from a different county (Index 132).

SOCIOECONOMIC TRAITS

- Education: 40.5% college graduates; more than 72% with some college education.
- High labor force participation rate at 71%; two out of three households include two plus workers (Index 124).
- Connected, with a host of wireless devices—anything that enables convenience, like banking, paying bills, or even shopping online.
- Well insured and invested in a range of funds, from savings accounts or bonds to stocks.
- Carry a higher level of debt, including first (Index 149) and second mortgages (Index 154) and auto loans (Index 149).

Tapestry: Lifestyle and Psychographics



LifeMode Group: Cozy Country Living **Green Acres**

6A

Households: 3,923,400

Average Household Size: 2.70

Median Age: 43.9

Median Household Income: \$76,800

WHO ARE WE?

The *Green Acres* lifestyle features country living and self-reliance. Avid do-it-yourselfers, they maintain and remodel their homes with all the necessary power tools to accomplish the jobs. Gardening, especially growing vegetables, is a priority, again with the right tools, tillers, tractors, and riding mowers. Outdoor living features a variety of sports: hunting and fishing, motorcycling, hiking and camping, and even golf.

OUR NEIGHBORHOOD

- This large segment is concentrated in rural enclaves in metropolitan areas.
- Primarily (not exclusively) older homes with acreage; new housing growth in the past 15 years.
- Single-family, owner-occupied housing, with a median value of \$235,500.
- An older market, primarily married couples, most with no children.

SOCIOECONOMIC TRAITS

- Education: More than 60% are college educated.
- Labor force participation rate is high at 66.8% (Index 107).
- Income is derived not only from wages and salaries but also from self-employment (more than 13% of households), investments (27% of households), and increasingly, from retirement.
- They are cautious consumers with a focus on quality and durability.
- Comfortable with technology, more as a tool than a trend: banking or paying bills online is convenient; but the internet is not viewed as entertainment.
- Economic outlook is professed as pessimistic, but consumers are comfortable with debt, primarily as home and auto loans, and investments.

Tapestry: Lifestyle and Psychographics



LifeMode Group: Sprouting Explorers

Up and Coming Families

7A

Households: 2,901,200

Average Household Size: 3.12

Median Age: 31.4

Median Household Income: \$72,000

WHO ARE WE?

Up and Coming Families is a market in transition—residents are younger and more mobile than the previous generation. They are ambitious, working hard to get ahead, and willing to take some risks to achieve their goals. The recession has impacted their financial well-being, but they are optimistic. Their homes are new; their families are young. And this is one of the fastest-growing markets in the country.

OUR NEIGHBORHOOD

- New suburban periphery: new families in new housing subdivisions.
- Building began in the housing boom of the 2000s and continues in this fast-growing market.
- Single-family homes with a median value of \$194,400 and a lower vacancy rate.
- The price of affordable housing: longer commute times (Index 217).

SOCIOECONOMIC TRAITS

- Education: 67% have some college education or degree(s).
- Hardworking labor force with a participation rate of 71% (Index 114).
- Most households (61%) have two or more workers.
- Careful shoppers, aware of prices, willing to shop around for the best deals and open to influence by others' opinions.
- Seek the latest and best in technology.
- Young families still feathering the nest and establishing their style.

Tapestry: Lifestyle and Psychographics



LifeMode Group: Middle Ground

Old and Newcomers

8F

Households: 2,859,200

Average Household Size: 2.12

Median Age: 39.4

Median Household Income: \$44,900

WHO ARE WE?

This market features singles' lifestyles, on a budget. The focus is more on convenience than consumerism, economy over acquisition. *Old and Newcomers* is composed of neighborhoods in transition, populated by renters who are just beginning their careers or retiring. Some are still in college; some are taking adult education classes. They support charity causes and are environmentally conscious. Age is not always obvious from their choices.

OUR NEIGHBORHOOD

- Metropolitan city dwellers.
- Predominantly single households (Index 148), with a mix of married couples (no children); average household size lower at 2.12.
- 55% renter occupied; average rent is lower than the US (Index 85).
- 45% of housing units are single-family dwellings; 45% are multiunit buildings in older neighborhoods, built before 1980.
- Average vacancy rate at 11%.

SOCIOECONOMIC TRAITS

- An average labor force participation rate of 62.6%, despite the increasing number of retired workers.
- 32% of households are currently receiving income from Social Security.
- 31% have a college degree (Index 99), 33% have some college education (Index 114), 9% are still enrolled in college (Index 121).
- Consumers are price aware and coupon clippers but open to impulse buys.
- They are attentive to environmental concerns.
- They are comfortable with the latest technology.

Tapestry: Lifestyle and Psychographics



LifeMode Group: GenXurban

Rustbelt Traditions

5D

Households: 2,716,800

Average Household Size: 2.47

Median Age: 39.0

Median Household Income: \$51,800

WHO ARE WE?

The backbone of older industrial cities in states surrounding the Great Lakes, *Rustbelt Traditions* residents are a mix of married-couple families and singles living in older developments of single-family homes. While varied, the workforce is primarily white collar, with a higher concentration of skilled workers in manufacturing, retail trade, and health care. *Rustbelt Traditions* represents a large market of stable, hardworking consumers with modest incomes but an average net worth of nearly \$400,000. Family oriented, they value time spent at home. Most have lived, worked, and played in the same area for years.

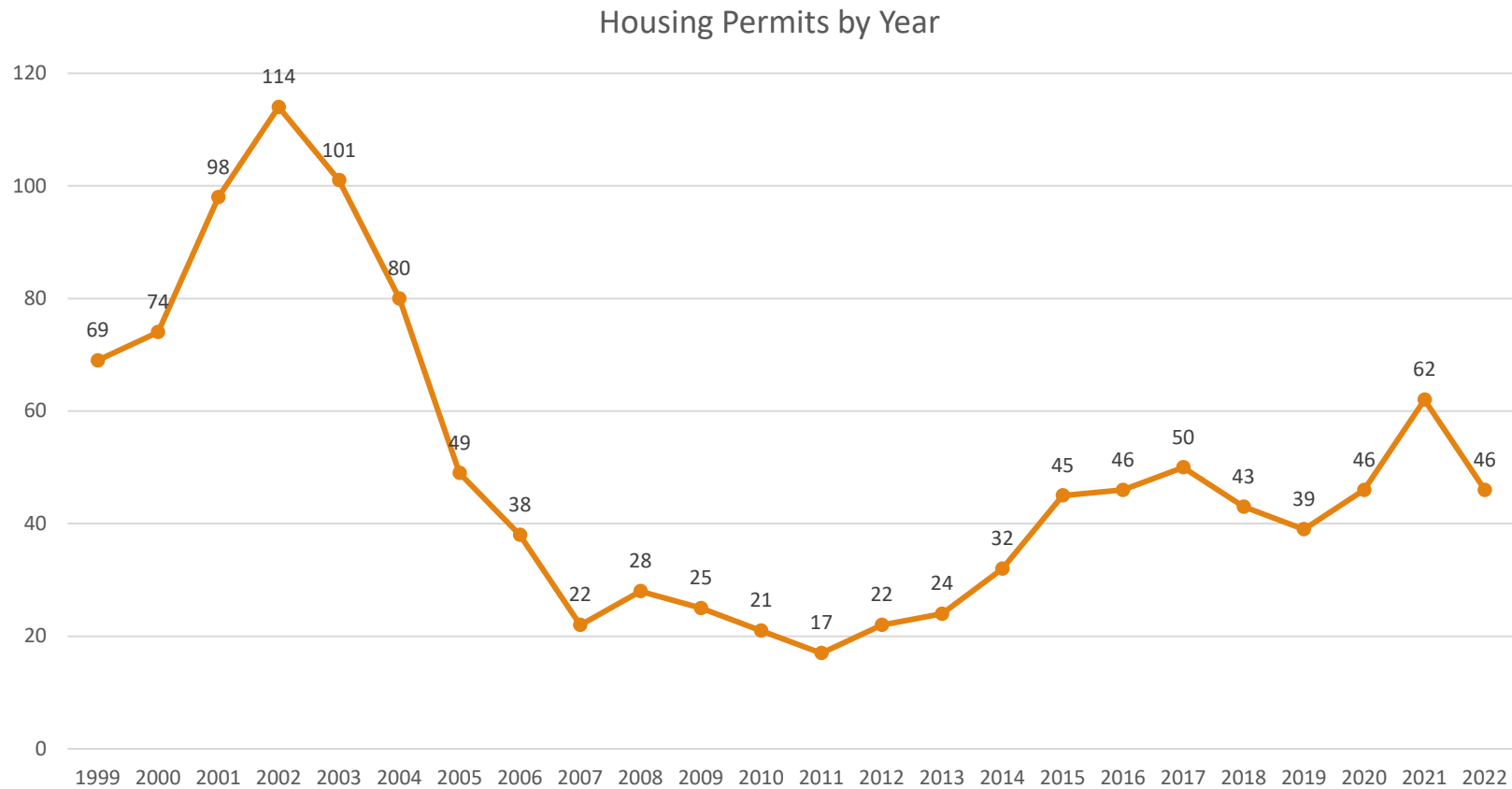
OUR NEIGHBORHOOD

- Almost half (46%) of the households are married-couple families, similar to the US (48%), most without children (also similar to the US); the slightly higher proportion of singles (Index 105) reflects the aging of the population.
- Average household size is slightly lower at 2.47.
- They are movers, slightly more mobile than the US population (Index 109), but over 70% of householders moved into their current homes before 2010.
- Most residents live in modest, single-family homes in older neighborhoods built in the 1950s (Index 224).
- Nearly three quarters own their homes; nearly half of households have mortgages.
- A large and growing market, *Rustbelt Traditions* residents are located in the dense urban fringe of metropolitan areas throughout the Midwest and South.

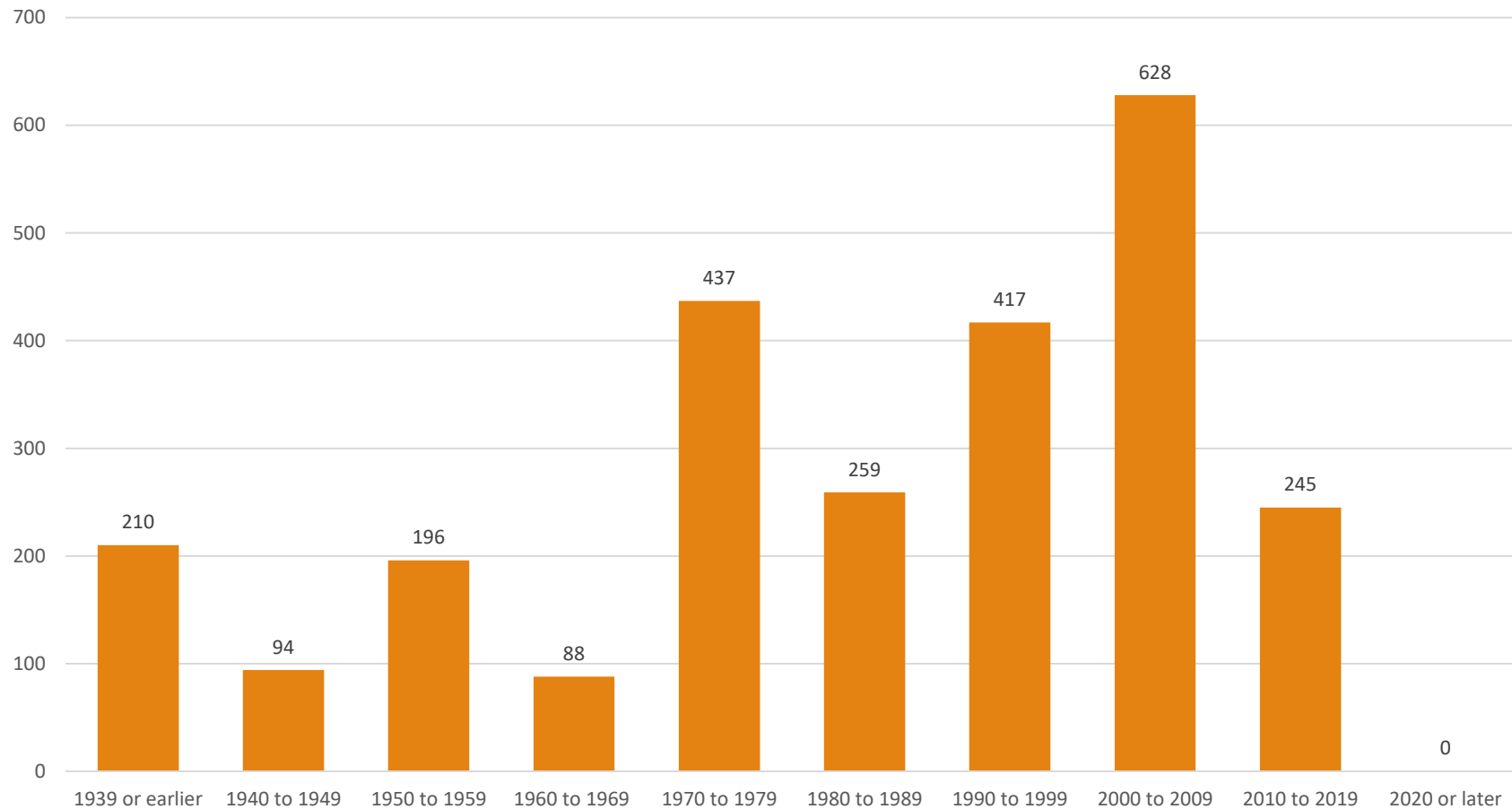
SOCIOECONOMIC TRAITS

- Most have graduated from high school or spent some time at a college or university.
- Labor force participation slightly higher than the US at 67%.
- While most income is derived from wages and salaries, nearly 31% of households collect Social Security and nearly 20% draw income from retirement accounts.
- Family-oriented consumers who value time spent at home.
- Most have lived, worked, and played in the same area for years.
- Budget-aware shoppers that favor American-made products.

Housing Permits – SF homes



Year Structure Built



Year Structure Built - By Type

- MEDIAN YEAR OWNER OCCUPIED UNITS WERE BUILT: 1996
- MEDIAN YEAR RENTER OCCUPIED UNITS WERE BUILT: 1974

	1 Unit Detached or Attached	2 to 4 Units	5 to 19 Units	20 or More	Mobile Homes
1939 or earlier	91	0	0	0	0
1940 to 1959	182	0	41	18	0
1960 to 1979	341	14	16	61	8
1980 to 1999	694	0	29	47	75
2000 to 2019	741	0	0	0	103
2020 or later	0	0	0	0	0

Lot Inventory and pipeline projects

LOT INVENTORY (BASED ON RECENT PLATS)

Roughly 110 vacant lots

- Komet Acres (larger lots SF)
- Bigelow Voigt 8th (mix Twinhome and SF)
- Kasson Meadows 7th (SF)
- Meadowbrooke 2nd (SF)

Apartments under construction

- Vail Apts. Phase 1

PROJECT PROSPECTS

Englestad (35 SF units)

Southpoint (47 SF units)

Thompson Addition (34 apt units and 12 TH)

Kwik Trip

Schutte property (commercial/residential)

Marti property (Business park)

Commercial lots south of 14

Sand Co Apartments

Vail Apts. Phase 2

Permit trends

In the last 6 years (since 2017 – date of the last comprehensive plan update)

- Averaged 42 new single family home permits per year
- 14 Townhome permits (all in 2021 and 2022)
- 1 new apartment building (vail)
- 17 manufactured homes (replaced or moved in?)
- 18 new commercial or institutional building projects

Understanding Months Supply of Inventory (a.k.a. Absorption Rate)

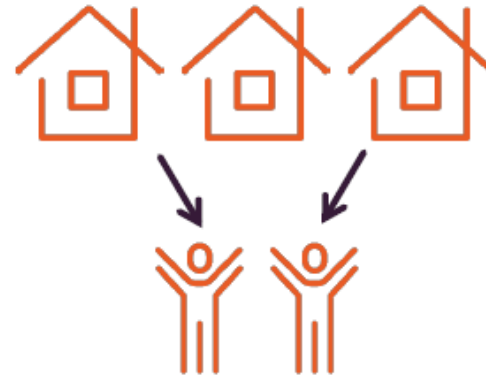
Months supply of inventory (MSI) means housing units on the market for sale.

Can we think of lots for new construction in a similar manner but maybe over a longer time period.



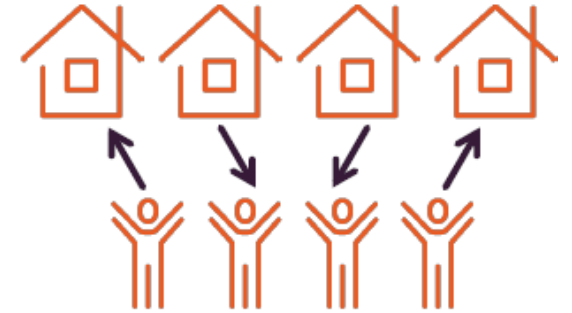
Seller's market
(less than 5 MSI)

- Low supply, high demand
- Seller at relative advantage
- Shorter market times
- More robust price appreciation
- Multiple offers common
- Sale prices closer to/above asking price



Buyer's market
(More than 6 MSI)

- High supply, low demand
- Buyer at relative advantage
- Longer market times
- Relatively slower price appreciation or declines
- Buyer has more price negotiation power



Balanced market
(5-6 MSI)

- Neither side has market advantage
- Price growth and market times in line with steady, historical norms

David Arbit
Director of Research
DavidA@MPLSrealtor.com

There are three factors driving
nearly everything:

(Covid)

(the Fed)

(supply & demand)

Questions and Discussion

2. No land shall be used for parking until final approval by the city.

(3) *Standards for all residential districts, commercial districts and I-1 District.*

(a) All driveways and all areas intended to be utilized for parking spaces shall be constructed of bituminous asphalt, concrete or pavers. Such surfacing shall be approved by the City Engineer and maintained in good repair.

(b) All parking or paved areas shall be adequately served by storm sewer or other approved stormwater facilities. Such facilities shall be approved by the City Engineer.

(c) A six-inch-high, poured-in-place concrete curb shall be provided around the periphery of all parking lots and internal access roads, except where the City Engineer determines that a curb would impede the drainage plan.

(d) Whenever the parking lot boundary adjoins property zoned for residential use, a setback of eight feet from the lot line shall be required.

(4) *Standards for all uses in I-2 District.*

(a) The parking lots shall be maintained in a useable dust-proof condition and shall be kept graded and drained to dispose of surface water in accordance with existing state, federal and local regulations.

(b) Necessary curbs or other projections against damage to adjoining properties, streets and sidewalks shall be provided and maintained.

(G) *Uses and required parking spaces table.* The amount of required off-street parking space for new uses or buildings, additions thereto and additions to existing buildings as specified in this chapter, shall be determined in accordance with the following table and space so required and shall be irrevocably reserved for the use.

<i>Use</i>	<i>Required Parking</i>
RESIDENTIAL	
Household Living	
Dwelling, single-family detached	2 spaces per dwelling unit
Manufactured home	
Dwelling, single-family detached conversion to two, three or four unit	1.5 spaces per dwelling unit
Dwelling, two unit (duplex)	
Dwelling, three to four unit (triplex, quadraplex)	
Dwelling, single-family attached (2-4 units)	
Dwelling, single-family attached (5+ units)	
Dwelling, multi-family 5+ units	1.25 spaces per dwelling unit

(2) The percent of rise or descent of a sloping surface.

GREENBELT. An open area that may be cultivated or maintained in a natural state surrounding development or used as a buffer between land uses or to mark the edge of an urban or developed area.

GREENHOUSE. A building whose roof and sides are made largely of glass or other transparent or translucent material and in which the temperature and humidity can be regulated for the cultivation of delicate or out-of-season plants for subsequent sale or for personal enjoyment; regardless of materials, a greenhouse shall be considered a structure.

HARDCOVER. See **IMPERVIOUS SURFACE**.

HEIGHT. The vertical distance of a structure which, for the purpose of these chapters, will be measured from the lowest elevation of the finished grade surrounding the structure to the highest point of the structure.

HISTORIC SITE. A structure or place of outstanding historical and cultural significance and designated as such by state or federal government or agency.

HOME BUSINESS. A home occupation or profession conducted within the dwelling unit or an existing accessory structure, solely by the owner and/or residents of the dwelling, which is detectable from off of the premises and is usually characterized by activity not normally present within a residential parcel or neighborhood. A **HOME BUSINESS** shall require a conditional use permit. (Example: **HOME BUSINESSES** may involve the storage of trade inventory incidental to the service; equipment; repair or assembly service requiring equipment other than customarily found in a dwelling or accessory structure.)

HOME OCCUPATION. Any activity carried out for gain in a residents dwelling unit, solely by the owner and/or residents of that unit, that is confined to the interior of that unit so as to be undetectable from what is normally present within a residential dwelling unit and does not qualify as a home business.

HOSPITAL. An institution providing primary health services and medical surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity and other abnormal physical or mental conditions and including, as an integral part of the institution, related facilities, such as laboratories, outpatient facilities, training facilities, medical offices and staff residences.

HOTEL. A facility offering transient lodging accommodations to the general public and providing additional services, such as restaurants, meeting rooms, entertainment and recreational facilities.

IMPERVIOUS SURFACE. Any material which prevents, impedes, or slows infiltration or absorption of stormwater directly into the ground at the rate of absorption of vegetation-bearing soils, including, but not limited to, buildings, asphalt, concrete, gravel, aggregate and other surfaces, as determined by the City Engineer.

IMPOUNDING WATER. The activity of gathering and enclosing water or creating areas of open water.

INCIDENTAL. Subordinate and minor in significance and bearing a reasonable relationship with the primary use.

INFRASTRUCTURE. Facilities and services needed to sustain industry, residential, commercial and all other land use activities.