

APPROVED

**PROCEEDINGS OF THE MOUNDS VIEW PLANNING COMMISSION
CITY OF MOUNDS VIEW
RAMSEY COUNTY, MINNESOTA**

**Regular Meeting
August 19, 2020
Mounds View City Hall
2401 Mounds View Boulevard, Mounds View, MN 55112**

1. Call to Order

The meeting was called to order by Chair Stevenson at 7:00 p.m. for August 19, 2020. Due to the COVID-19 pandemic this meeting was held virtually.

2. Roll Call

Members Present: Commissioners Farmer, French, Monn, Nelson, Rundle, and Stevenson.

Absent and Excused: None.

Also Present: Community Development Director Jon Sevald and Council Member Gary Meehlhause.

Index to Minutes	Page
Resolution 1121-20, Variance to Reduce Setbacks for a Driveway	2
Approval of Minutes	5

3. Special Order of Business

None.

4. Citizens Requests and Comments on Items *Not* on the Agenda

None.

5. Planning Cases

A. PUBLIC HEARING; Resolution 1121-20, Variance to Reduce Setbacks for a Driveway at 2448 Clearview Avenue

Community Development Director Sevald stated the applicant Carl Stroeing, is requesting a Variance to decrease the side yard setback from 5' to 0' to widen the driveway. The existing driveway is 10' wide (asphalt), and 8' wide (unpermitted gravel addition). The Applicant's written request is for a 1' setback. After finding the property pin, the applicant has changed the request to a 0' setback. Staff commented further on the Variance, the history of when and why the setback requirement was changed from 5' to 1', and back to 5', and recommended the Planning Commission hold a public hearing and approve the Variance request.

Carl Stroeing, 2448 Clearview Avenue, explained he was hoping to make his driveway doublewide. He reported this driveway should have been replaced when he purchased his home in 1991, however this was not done. He commented he did not want to lose the tree in his yard if at all possible.

Chair Stevenson stated the one foot setback was put in place for legal reasons.

Mr. Stroeing stated he understood this concern. He explained his neighbors were constructing a garage and recently had their property surveyed. He indicated he could change the setback to 6 inches if he had to.

Chair Stevenson supported the setback being set at one foot versus zero feet.

Chair Stevenson opened the public hearing at 7:10 p.m.

Heather Sadkuhler, 2440 Clearview Avenue, explained she spoke to staff this afternoon and she did not have any further comments regarding the request.

Commissioner Monn stated looking at the aerial photo it appears Mr. Stroeing was already parking on the setback. She questioned what would happen to the apron. Community Development Director Sevald explained the applicant would be responsible for changing the apron, otherwise it would remain as is. Mr. Stroeing stated he would be interested in widening the curb cut and apron.

Chair Stevenson indicated this would mean the apron wings would be going onto the neighbor's property. Community Development Director Sevald reported this was the case.

Commissioner Monn questioned what alterations would be made to the garage. Mr. Stroeing explained he was not altering his garage but rather his neighbors were building onto their garage.

Commissioner Monn inquired if the neighbors used this side of the yard to access their back yard. Mr. Stroeing commented the neighbors were always welcome to use his driveway to access their backyard.

Ms. Sadkuhler reported she does go up Carl's driveway to get into her backyard.

Commissioner Monn stated she could support the one foot setback but did not support the zero foot setback.

Commissioner Nelson commented Mr. Stroeing may not always live in this house and for this reason he would like to follow the City's guidelines regarding driveway setbacks, versus allowing the zero setback just because these two neighbors got along. He recommended the setback be set at one foot. He suggested the applicant consider putting one additional foot of concrete to the west side of the driveway.

Councilmember Rundle agreed with this recommendation.

Mr. Stroeing stated he could support this recommendation.

Commissioner Farmer requested further information regarding why a five foot setback was the standard. Community Development Director Sevald discussed the reasons for having a five foot setback in place.

Chair Stevenson closed the public hearing at 7:23 p.m.

MOTION/SECOND: Commissioner Nelson/Commissioner Rundle. To approve Resolution 1121-20, a Resolution Approving a Variance for a One Foot Setback for a Driveway at 2448 Clearview Avenue.

A roll call vote was taken.

Ayes – 6

Nays – 0

Motion carried.

6. Other Planning Activity

None.

7. Reports

A. Upcoming Planning Cases & Activity

Community Development Director Sevald stated staff had no current Planning Cases.

B. Staff Updates

Community Development Director Sevald provided the Commission with an update from staff. He reported work continues on the Comprehensive Plan and a public hearing was being planned for the Planning Commission in October. He explained work began on Tommy's Car Wash. He updated the Commission on the Long Lake Woods 2nd Addition noting this project was stalled, along with the Skyline Motel property. He commented work continues on Gray Stone Flats. He stated a purchase agreement was in place for the Tires N More property. He explained New Vision Cinema has filed for bankruptcy. He indicated the owner of the theater in Mounds View was confident a new operator could be found to purchase and remodel the property. He stated there was talk about using a portion of the movie theater parking lot for new apartments. He commented the 2020 census was still underway and residents were encouraged to fill out their census information by mail or online. He stated the majority of staff was working from City Hall and a number were working from home part-time. He indicated the goal was to open City Hall by October 1st. He discussed the safety improvements that have occurred at City Hall.

Commissioner Farmer questioned what the process would be to have the Planning Commission further investigate and discuss driveway setbacks. Community Development Director Sevald explained he would need direction from the majority of the Commission to bring this back at a future meeting.

Commissioner Monn recommended the setback be no less than two or three feet in order to accommodate the apron skirt.

Commissioner French supported the setback remaining at five feet.

Commissioner Farmer stated he would like to know what other cities have in place for driveway setbacks.

Chair Stevenson recommended this item be brought back to the Planning Commission at a future meeting for further discussion.

C. Council Updates

Council Member Meehlhause provided the Planning Commission with an update from the City Council. He explained the City received about \$1.04 million in CARES Act dollars and these funds would be utilized to cover COVID-19 expenses. He noted the Council would be addressing the YMCA contract at the September worksession. He stated the City was considering becoming the Local Governing Unit (LGU) for issuing stormwater management permits. He noted this was presently completed by the Rice Creek Watershed District. He explained communities were going this route in order to avoid working with the Rice Creek Watershed District. He commented further on how the watershed district has changed their rain garden requirements over the years. He stated staff would continue to explore this possibility for the City of Mounds View. He indicated the Council would be addressing the preliminary 2021 budget in the coming months.

D. Planning Commissioner Reports

Commissioner Monn requested comment from staff on how the open seat on the Planning Commission would be filled. Community Development Director Sevald stated the Planning Commission would have three open seats at the end of 2020 and staff would be taking applications for the open seats beginning in October. He reported appointments would be made by the City Council in December.

Commissioner Monn discussed the pop-up National Night Out event she held with her neighbors on Tuesday, August 18th. She stated the bike parade was a tremendous success and she was happy to host this event in the community. She thanked the Police Department and City Councilmembers for being a part of this event.

8. Approval of Minutes

July 1, 2020.

MOTION/SECOND: Commissioner Rundle/Commissioner Farmer. To approve the Minutes of the July 1, 2020 regular Planning Commission meetings as presented.

A roll call vote was taken.

Ayes – 6

Nays – 0

Motion carried.

9. Next Planning Commission Meeting:

- A. Wednesday, September 2, 2020**
 - B. Wednesday, September 16, 2020**
-

10. Adjournment

There being no further business before the Planning Commission, Chair Stevenson adjourned the meeting at 8:07 p.m.

Respectfully submitted,

Jon Sevald
Community Development Director

Transcribed by:
Heidi Guenther
Minute Maker Secretarial