

5.04: Public Hearing: Consider Ordinance #15-06 to Amend City Code Sections 117-111 (R-1 Residential District) and 117-349 (Accessory Uses and Buildings)

Public Hearing

Chairperson Levine called the public hearing to order at 7:53 p.m.

Presentation

City Planner Anderson presented the staff report stating on January 24th of this year, the 2015 Minnesota State Building Code (MSBC) went into effect. There were several code changes that occurred within the 2015 MSBC that are prompting this proposed Ordinance Amendment. Specifically, the thresholds triggering a building permit for detached accessory buildings and fences have increased and thus, the standards within Zoning Code need to be updated to ensure that there is not contradictory language between the two codes. The proposed amendments are to City Code Sections 117-111 (R-1 Residential District) and 117-349 (Accessory Uses and Buildings). Staff reviewed the matter further and recommended adoption of Ordinance #15-06.

Citizen Input

Chairperson Levine inquired if a detached accessory structure would require a driveway.

City Planner Anderson stated this would not be required as proposed within the Ordinance.

Motion by Commissioner VanScoy, seconded by Commissioner Bauer, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners VanScoy, Bauer, Brauer, and Nosan. Voting No: None. Absent: Commissioner Maul.

Chairperson Levine closed the public hearing closed at 8:02 p.m.

Commission Business

Commissioner Bauer supported staff's recommendation regarding the reduced need for impervious surface. He believed the code was forward thinking.

Commissioner VanScoy asked if a primary detached garage was addressed in the proposed code.

City Planner Anderson stated it was uncommon for new construction homes to have a detached primary garage on the property. He explained he could add language to address this concern noting a driveway would be required.

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to recommend that City Council adopt Ordinance #15-06 as amended.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, VanScoy, Brauer, and Nosan. Voting No: None. Absent: Commissioner Maul.