

Pursuant to due call and notice thereof a meeting of the Planning Commission in and for the City of Albany, Stearns County, Minnesota, was called to order by Chairman John Harlander at 7:00 o'clock in the evening on Monday, April 2, 2012 in the Council Room at 400 Railroad Avenue for the said City.

Other Planning Commission members present for the meeting were: Joseph Gilk, Will Seiler, Joseph Wedel, and Todd Horton. None were absent. Councilor John Greer, Planning Commission Liaison, was also present for the meeting. Members from the public present for the meeting were: Justin Koopmeiners, Howard Koglin, and David "Butch" Rolfes.

Chairman John Harlander called for any additions or corrections to the minutes of March 5th and hearing none declared the said minutes approved.

Pursuant to due notice, Chairman John Harlander called the public hearing into session at 7:00 PM on a request by Justin Koopmeiners, 220 10th Street, for a variance to relax the side yard requirement of ten (10) feet and the rear yard requirement of twenty (20) feet to allow for the construction of a 24.5' X 32' garage to be attached to a single family dwelling. Mr. Schneider noted that a notice was published in the Albany Enterprise on March 14th, No written comments were received from the public. Mr. Koopmeiners appeared before the Commission to inform the Commission that the proposed garage addition will be nearly the same height as the existing gable roof on the home and the garage will be twenty four (24) feet in width. Mr. Koopmeiners also noted that his driveway will be widened similar to other driveways in the neighborhood that service two vehicles. Mr. Harlander noted that it is nearly impossible not to encroach on the Koglin property during construction having only 1 ½ foot setback from the southern property line and questioned if Mr. Koglin realizes that dirt/gravel from footing excavation and other construction materials may be temporary placed on his property. Mr. Koglin informed the Commission that he has no objection to the proposed garage addition and supports the variance request. Mr. Rolfes appeared before the Commission and noted that he too has no objection. Mr. Koopmeiners informed the Commission that there will be a service door will be located on the rear of the garage and an eighteen (18) foot garage door opening facing the street. After due discussion, a motion was made by Joseph Wedel and seconded by Will Seiler to recommend to the Council that the request by Justin Koopmeiners, 220 10th Street, for a variance to relax the side yard requirement of ten (10) feet and the rear yard requirement of twenty (20) feet to allow for the construction of a 24' X 32' garage to be attached to a single family dwelling be approved as per the following:

- That the property owner has proposed to use the property in a reasonable manner that is not permitted under the conditions allowed by the ordinance.
- The need for the variance is due to circumstances unique to the property not created by the landowner.
- That the variance, if granted, will not alter the essential character of the locality.
- The variance is not sought solely for reasons of increased financial gain.
- That granting the variance is consistent with the intent and purpose of the zoning ordinance and the comprehensive plan.
- That the condition or situation of the specific piece of property, for which the variance is sought, is not of so general or recurrent a nature as to make it reasonably practicable to adopt a general regulation to address the condition or situation, rather than a variance.
- Approval is granted to allow the garage to be built within 1 ½ feet of the southern property line and 4' from the rear property line.

All voted for the motion and it carried.

Mr. Schneider updated the Commission on the proposed 2012 Railroad Avenue (T.H. #238) reconstruction improvements. Mr. Schneider noted that MnDOT has not approved a Phase II drilling investigation, but should do so within a week. Mr. Schneider also noted that 37 soil borings are expected to be taken within the Railroad Avenue right of way between 1st street and 8th Street.

Chairman John Harlander adjourned the meeting at 7:30 PM.

Tom Schneider, Clerk/Adm.