

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 Bill Scepaniak at 6:30 o'clock in the evening on Wednesday, October 30, 2023, at City Hall, 400 Railroad Avenue for the said City.

Other Planning Commission members present at the meeting were: Nate Ronning, Joseph Wedel, and Todd Horton. Allison Dudek was absent. Also present were Councilor Adam Rushmeyer, Liaison, Tom Schneider, Interim City Administrator, residents Chuck Bartel, Stephanie Sauerer, Nick Curtis, Ashley Carbert, and Tayler Carbert.

Chairman Bill Scepaniak called for any additions or corrections to the minutes of September 13th and hearing none declared them approved.

Pursuant to due notice, Chairman Bill Scepaniak called the public hearing into session at 6:31 o'clock in the evening on a request by ATC, LLC (Taylor Carbert), 800 2nd Avenue, for a variance to relax the front yard requirement from twenty-five (25) feet (Section 80.15, Subd 6(a)(2) to allow for the construction of a new single-family dwelling. A proper notice was published in the Star Post on October 18th and no written comments were received. Mr. Carbert appeared before the commission to inform the commission the purpose of his request is to construct a new home, but due to an existing drainage ditch in his rear yard and location of wetlands, the home is proposed to be constructed fifteen (15') feet to the front yard property pin. Mr. Carbert also noted the proposed home is a three-bedroom with a two-stall garage. Mr. Schneider informed the commission there is a major storm water drainage system in the Trails Edge subdivision which includes storm water retention ponds and a drainage ditch which is partially located on the Carbert lot. Mr. Schneider also noted the current home plan shows the southwest corner of the home to be constructed approximately five (5) feet from the drainage ditch, but uncertain where the wetland boundary is located. Mr. Barthel questioned if vehicles parked in front of the garage will block the sidewalk. Ms. Sauerer appeared before the commission to inform the commission she is opposed to a vehicle blocking a public sidewalk which would require children in the neighborhood to walk around the vehicle and in the street resulting in a safety hazard. Mr. Schneider informed the commission the sidewalk ends on the eastern lot boundary and none exists easterly on 2nd Avenue. Mr. Horton noted the certificate of survey does not show the distance from the front of the garage to the sidewalk and would like additional information to include front yard measurements. Chairman Bill Scepaniak noted the exact location of an existing wetland should be defined and not shown on a certificate of survey as "approximate". Mr. Schneider noted at the request of the property owner, the location of a wetland boundary can be identified by a civil engineer and/or wetland specialist at Stearns County Environmental Services. Mr. Horton also noted a smaller house plan should be considered not to impact the wetland or any setback requirements. Chairman Bill Scepaniak closed the public hearing at 6:50 PM. After due discussion, a motion was made by Todd Horton and seconded by Joseph Wedel to recommend to the council the request by ATC, LLC (Taylor Carbert), 800 2nd Avenue, for a variance to relax the front yard requirement from twenty-five (25) feet (Section 80.15, Subd 6(a)(2) to fifteen (15') feet to allow for the construction of a new single-family dwelling be denied as per the following findings:

- The exact location of the wetland in the southwest corner of the buildable lot area was not properly identified on a certificate of survey. No home is to be constructed in a wetland.
- The distance from the front of the garage to the sidewalk was not shown on the certificate of survey. No vehicle parked in front of the garage may block the sidewalk.
- A reduced or smaller house plan should be considered.

All voted for the motion and it carried.

Pursuant to due notice, Chairman Bill Scepaniak called the public hearing into session at 6:51 o'clock in the evening on a request by the City of Albany to amend Zoning Ordinance 80, to provide specific standards for building and roofing materials to each zoning district and remove duplicate or conflicting standards from Section 80.05 and 80.21. Mr. Schneider noted the amendments were drafted by the city attorney that will allow for the use of vertical and horizontal metal siding and roofing materials with color matched or non-exposed fasteners on homes and accessory buildings. Mr. Schneider noted

accessory buildings must be consistent with the dwelling unit's exterior materials that allows some flexibility if a mixture of horizontal and vertical materials on the home. Mr. Schneider also noted corrugated, galvanized, or unfinished metal steel exterior siding and roof materials on residential homes and accessory buildings will be prohibited. Mr. Horton noted the reference to vinyl siding as an acceptable exterior material should be included with other acceptable materials and not listed in a subpart separately. Chairman Bill Scepaniak closed the public hearing at 6:55 PM. After due discussion, a motion was made by Joseph Wedel and seconded by Todd Horton to recommend to the council to approve the request by the City of Albany to amend Zoning Ordinance 80, to provide specific standards for building and roofing materials to each zoning district and remove duplicate or conflicting standards from Section 80.05 and 80.21. All voted for the motion and it carried. The complete text of the said amendment is on file at the offices of the city administration for public inspection during regular office hours.

Chairman Bill Scepaniak adjourned the meeting at 7:00 PM.

Tom Schneider
Interim City Administrator