

**PLANNING & ZONING COMMITTEE
MEETING AGENDA
THURSDAY, AUGUST 3, 2017 @ 7:00 P.M.
ARLINGTON COMMUNITY CENTER**

1. Call to Order.
2. Pledge of Allegiance.
3. Approve Agenda.
4. Approve the Minutes.
 - A. July 6, 2017 – Regular Session.
5. Public Hearings.
 - A. Conditional Use Permit: 105 Clinton Street East – Detached Garage.
6. June Building Permit Report.
8. Adjourn.

<p>A QUORUM OF THE CITY COUNCIL MAY BE PRESENT AT THIS MEETING. NO OFFICIAL ACTION BY THE CITY COUNCIL SHALL OCCUR AT THIS MEETING</p>

**ARLINGTON PLANNING & ZONING BOARD
MEETING MINUTES
AUGUST 3, 2017**

The meeting was called to order at 7:00 p.m. by Chairperson Kreft.

Members Present: Carlson, Deno, Grabitske, Halverson, Chairperson Kreft, Pichelmann

Members Absent: Councilmember Battcher

Also Present: PZ Adm. Smith-Strack, Mayor Nagel, Kevin Weber

Motion by Pichelmann, seconded by Grabitske, and passed by unanimous vote to approve the agenda as presented.

Motion by Grabitske, seconded by Pichelmann, and passed by unanimous vote to approve the minutes from the July 6, 2017 meeting as presented.

Chairperson Kreft recessed the regular meeting to hold a public hearing.

Conditional Use Permit – 105 East Clinton Street/Weber:

Chairperson Kreft called the public hearing to order regarding the request for a Conditional Use Permit from Kevin Weber, 105 East Clinton Street. Smith-Strack stated the applicant proposed to demolish an existing garage and construct a new 30 x 24 (720 sq. ft.) detached garage in the rear of his property. The Zoning Ordinance limits the size of detached garages to ten percent of the lot size, which in this case was 585 sq. ft. A larger garage may be constructed if a CUP is issued; conditions and/or restrictions may be attached to same. Smith-Strack noted that the proposed new structure will meet setback requirements and consistent with the Comprehensive Plan. It was noted that Kevin Weber was present.

Motion by Pichelmann, seconded by Deno, and passed by unanimous vote to close the public hearing.

Chairperson Kreft adjourned the public hearing and reconvened the regular meeting at 7:07 pm.

Pichelmann introduced the following resolution and moved for its adoption:

RESOLUTION NO. 5-2017

A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE A CONDITIONAL USE PERMIT FOR A 720 SQUARE FOOT DETACHED ACCESSORY STRUCTURE AT 105 EAST CLINTON STREET

WHEREAS, Section 13, Subdivision 6(G)(2) of the Zoning Ordinance limits the size of a detached garage to ten (10) percent of the lot size or 576 square feet whichever is less, unless a CUP is issued; and,

WHEREAS, Kevin Weber (the Applicant) has submitted a request for a conditional use permit to allow a 720 square foot detached garage at 105 East Clinton Street; and,

WHEREAS, the property is legally described as Lot 6, Ex E 5', Block 2, Luff's Addition; Parcel No. 31.0533.000; and,

WHEREAS, the Applicant represents:

1. A new 30 foot by 24 foot (720 square foot) detached garage is proposed in the rear yard at 105 Clinton Street East.
2. An existing garage will be demolished.
3. The proposed garage will be setback four (4) feet from the interior property line and five (5) feet from the rear property line.

4. The existing lot size is 45 feet by 130 feet, totaling 5,850 square feet.
5. The proposed detached garage will be used for storage of personal property such as car, pickup, lawn mower, and tools.
6. The garage will not be accessed from the alley, but rather from a shared driveway from Clinton Street.

WHEREAS, a required public hearing notice has been posted, published, and distributed; and,

WHEREAS, on August 3, 2017 the Arlington Planning and Zoning Commission held a public hearing on the conditional use permit request; and,

WHEREAS, following the public hearing the Planning Commission reviewed and discussed the request and made the following findings:

1. The conditional use permit is consistent with the Comprehensive Plan in terms of the future use classification and priorities for 'areas of stability' wherein the goal is to maintain the character of the neighborhood and protect the area from unwelcome influences of inconsistent uses.
2. The subject parcel is contained in the R-1 One Two Family Residential District. The R-1 District is intended to provide low density residential areas and restrict incompatible commercial and industrial uses. The proposed garage is consistent with permitted accessory uses in the applicable zoning district.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ARLINGTON THAT: It hereby recommends the City Council approve a conditional use permit for a 720 square foot detached garage at 105 East Clinton Street with the following conditions:

1. The conditional use permit applies to the property at 105 East Clinton Street.
2. The detached garage shall not exceed 720 square feet in area, shall achieve all required setbacks, and shall be accessed from Clinton Street.
3. The detached garage shall be used for storage of personal property.
4. The detached garage shall not exceed eighteen (18) feet in height.
5. No additional detached accessory structures shall be located on the lot.
6. The existing detached accessory structure shall be removed.
7. The detached garage shall be reasonably compatible with the architectural detail of the principal structure. The applicant holds the burden of proving the proposed structure is reasonably compatible with the architectural detail of the principal structure.
8. Issuance of a building permit is required.
9. This approval is subject to all applicable codes, regulations and ordinances, and violation thereof shall be grounds for revocation.
10. The conditional use permit shall expire one year after date of approval unless the Applicant has commenced construction of the detached garage on the Property.

The motion for the adoption of the foregoing resolution was duly seconded by Deno, and upon poll being taken thereon the following voted in favor thereof: Carlson, Deno, Grabitske, Halverson, Kreft, Pichelmann; and the following against the same: None; and the following abstained from voting: None; and the following were absent: Councilmember Battcher.

Adopted by the Planning & Zoning Committee of the City of Arlington this 3rd day of August, 2017.

Signed: /s/ Jim Kreft
Chairperson Jim Kreft

Attested: /s/ Cynthia Smith-Strack
Planning/Zoning Adm. Cynthia Smith-Strack

Whereupon the resolution was declared duly passed and executed.

The June Building Permit Report was reviewed.

Motion by Grabitske, seconded by Pichelmann, and passed by unanimous vote to adjourn the meeting at 7:12 p.m.

PZ Adm. Cynthia Smith-Strack

Chairperson Jim Kreft