

DATE: March 13, 2017
TO: Glenwood City Commission
FROM: Ben Oleson/Fred Sandal, Hometown Planning
RE: Planning Commission Recommendations for March 13 Public Hearing Applications

The Planning Commission held their regular meeting on March 12, 2017. They reviewed one variance application and are providing you with their recommendations as noted in the report below.

Attachments, drawings and photos related to the application are attached for your reference.

PUBLIC HEARING #1

Application: Conditional use permit to replace an existing storage/equipment display building with a new 40' x 80' steel building with 14 ft sidewalls in a C-1 zoning district.

Applicant: Pope County Historical Society

Background Information:

- Proposal:** The applicant is proposing to remove an existing log building (approx.. 40' x 80' with 13.5' height) and replace with a 40' x 80' frame building with steel siding and a 14' sidewall height. The proposed building would be placed on the existing concrete slab conforming to the dimensions of the current use.

The intent of the Pope County Historical Society is to use the new building to house historical farm equipment and other large artifacts of historical significance for public display, which is not possible now due to structural issues with the current log building.

As an accessory public building, by ordinance this is only allowable as a conditional use and may be subject to limitations as determined.

The proposal meets the minimum setbacks to the lot line, the lakeshore and the highway right-of-way. The height of the structure at 14 feet is below the 25-foot maximum. The proposal does not add impervious coverage. Restrictions regarding accessory building siding material and height/size that apply to residential zoning districts do not apply in the C-1 zoning district. No variances are needed.

- Location:**
 - o Property address: 809 South Lakeshore Drive
 - o Sec/Twp/Range: 18-125-37
 - o Parcel number(s): 21-1119-000
- Zoning:** C1 Conservation/Shoreland, Minnewaska Lake (General Development lake)

- **Lot size:** Approx. four (4) acres according to the Pope County parcel data.
Existing and Proposed Impervious Coverage: About 13-15% (max. 25% allowed)
- **Natural Features:** There is a grouping of tall pine trees to the west of the structure, providing some shielding of visibility from the lake.
 - Floodplain: The existing and proposed structures are not within an identified floodplain.
 - Bluff/Steep Slopes: The lot does not contain a bluff or steep slopes. It is relatively flat.
 - Wetlands: There do not appear to be any wetlands that would impact this proposal.

Planning Commission Recommendation: The Planning Commission has unanimously recommended approval of the requested conditional use permit with no conditions of approval.

The Staff Report to the Planning Commission had recommended the following two conditions:

1. That any lighting of the building shall not be directed off-site or otherwise create glare or nuisance to surrounding properties, motorists on public roads or watercraft on the lake.
2. That the color of the building and roof be reasonably similar to that of the main building or that would otherwise not create a visual nuisance.

The Pope County Historical Society had responded to these suggested conditions with the Planning Commission, saying that they are taking proposals to design an electrical lighting system with down-facing lights aimed toward the building to ensure there is no glare. They also provided samples showing the colors to be used for the building and the roof.

If the City Commission approves the conditional use permit, it could still require that the above two conditions (or other conditions) be met so as to ensure that the conditions are followed indefinitely.

City Commission Action: The City Commission may approve the request, deny the request(s), or table the request(s) if it should need additional information from the applicant. If the Commission should approve or deny the request, the Commission should state the findings which support either of these actions.

Findings of Fact: Staff would recommend the following findings of fact be considered when determining whether to recommend denial, approval, or approval with conditions:

1) The proposed use conforms to the district and conditional use provisions and all general regulations of this chapter.

Yes. The new structure generally meets the provisions for conditional uses in a Conservation District/Shoreland area. The building conforms to the existing footprint, is of similar size and will use the same concrete slab foundation.

- 2) **The proposed use meets all special standards which may apply to its class of conditional uses as set forth in this section.**

Yes. Conditional uses in shoreland areas must ensure prevention of soil erosion and limit visibility from public waters. As a steel structure replacing a log building, the visual impact will be somewhat different. Otherwise, the proposed use does not appear to affect standards beyond what is existing at the site.

- 3) **The proposed use shall not involve any element or cause any condition that may be dangerous, injurious or noxious to any other person or property, and shall comply with the performance standards set forth herein.**

Yes. The performance standards of the conditional use are the same as those being met by the current usage. There will be no harm to persons or property and the new building would be more structurally sound than the existing building (which is currently in a condition where the public is not able to go into the building).

- 4) **The proposed use shall be sited, oriented and landscaped to produce a harmonious relationship of buildings and grounds to adjacent buildings and properties.**

Yes. The proposed use replaces a similar structure using the current site and is consistent with the museum and other usage on the lot. The building is some distance from adjacent residential and public properties the trees serve to shield it from the shoreland.

- 5) **The proposed use shall be compatible with the surrounding area and produce a total visual impression and environment which is consistent with the environment of the neighborhood.**

Yes. The visual impression will be different, being a structure with steel siding replacing a log building. The colors of the siding were chosen to be compatible with the surrounding structures and environment.

- 6) **The proposed use shall organize vehicular access and parking to minimize traffic congestion in the neighborhood.**

Yes. Current vehicular access and parking is not affected.

- 7) **The proposed use shall preserve the objectives of this chapter and shall be consistent with the Land Use Plan.**

Yes. The use is generally consistent with the Land Use Plan and will not represent a change in use from what already is present.

- 8) **Additional requirements with respect to conditional uses in the Conservation District include the following.**

- a) **Development shall be permitted in such a manner that the maximum number of trees shall be preserved. Where trees are cut, at least 50% of the overstory shall remain.**

No trees will be disturbed.

- b) **Development shall be permitted in such a manner that on-site soil erosion shall be at a minimum both during construction and when construction activity is completed.**

Assurances may be needed that soil erosion will be kept to a minimum during construction. After construction is completed, the amount of impervious surfaces on the

property will not change from what is currently in place, but if there are existing drainage issues, they could potentially be addressed as a condition of any approval.

- c) **The quality of water run-off and water infiltration to the water table or aquifer shall remain undisturbed by the development of the site.**

The use does not appear to add additional run-off or water infiltration.

- d) **The type and density of land use proposed shall be suited to the site and bedrock conditions shall not present a threat to the maintenance of groundwater quality, and shall not fail to correct problems due to soil limitations including bearing strength, shrink-swell potential and slope stability.**

The use would not be expected to have any impact on groundwater or soil conditions. The proposed building would be subject to the requirements of the building code.

- 9) ***Fire protection.* Fire prevention and fire fighting equipment required by the Building Code as adopted by the City Commission shall be readily available when any activity involving the handling or storage of flammable or explosive materials is carried on.**

The proposed use is not expected to involve any flammable or explosive materials.

- 10) ***Electrical disturbance.* No activity shall cause electrical disturbance adversely affecting radio or other equipment in the vicinity.**

The proposed use is not expected to involve any electrical disturbances.

- 11) ***Noise.* Noise which is determined to be objectionable because of volume, frequency or beat shall be muffled or otherwise controlled, except fire sirens and related apparatus used solely for public purposes which shall be exempt from this requirement.**

After the initial construction, which may generate some loud noises, the proposed use would not be expected to generate any significant noise.

- 12) ***Vibrations.* Vibrations detectable without instruments on neighboring property in any district shall be prohibited.**

After the initial construction, which will generate some vibrations, the proposed use would not be expected to generate any significant vibrations.

- 13) ***Odors.* No malodorous gas or matter shall be permitted which is discernible on any adjoining lot or property.**

After the initial construction, which may generate some odorous exhaust or other odors, the proposed use would not be expected to generate any significant odors.

- 14) ***Air pollution.* Air pollution shall be subject to the standards established by the State Pollution Control Agency.**

After the initial construction, which would likely generate dust, exhaust and other pollutants, the proposed use would not be expected to generate any significant air pollution.

- 15) ***Glare.* Lighting devices which produce directly reflected glare on adjoining properties or thoroughfares shall not be permitted.**

The proposed use is not expected to involve any significant glare and a lighting plan to provide added assurance of no glare has been suggested by the applicant.

16) Erosion. No offensive erosion by wind or water shall be permitted onto adjacent properties.

The proposed use is not expected to involve any significant erosion potential, except some possibility during construction.

17) Water pollution. Water pollution shall be subject to the standards established by the State Pollution Control Agency.

The proposed use is not expected to involve any significant water pollution potential, provided that adequate erosion control measures are taken during construction.

Shoreland Specific Findings of Fact:

18) Soil Erosion. The applicant shall prevent soil erosion or other possible pollution of public waters, both during and after construction.

Yes. The proposed use is not expected to involve any significant erosion potential, except some possibility during construction.

19) Visibility from Public Waters. The applicant shall limit the visibility of structures and other facilities as viewed from public waters.

The metal siding of the building may be slightly more visible from the lake than the current building, although the structure will be mostly shielded from view from Lake Minnewaska due to the stand of pine trees that exists on the property.

20) Water Supply and Sewage Treatment. The site shall have adequate water supply and sewage treatment.

Yes. The site is served by city water and sewer. The proposed use is not expected to generate significant additional sewage or water demand than what currently is generated on the site.

21) Watercraft. The types, uses and numbers of watercraft that the project will generate are compatible in relation to the suitability of public waters to safely accommodate these watercraft.

The proposed use would not be expected to generate any additional watercraft traffic.

If you have questions or concerns on the items in this report or any other issues, please do not hesitate to contact us. You can reach us by email at oleson@hometownplanning.com or by phone at 320-759-1560.

Sincerely,



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