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"Where Minnesota History Begins"

MEMO

Date: May 12, 2015

Re: Planning Commission/Board of Adjustment Report

Dear Mayor and City Council,

The Planning Commission/Board of Adjustment held its regular meeting on May 11, 2015. There were two public hearings, for which the Commission is giving you their recommendations.

PUBLIC HEARING #1

Application: Request for conditional use permit to construct a fence on the south property line in excess of 6 ft in height (fence to be 8 ft in height) in a B-2 zoning district.

Applicant: Anderson Custom Processing, Inc.

Background Information:

- **Proposal:** The applicant is proposing to construct a new wood fence along the south property line to replace the existing 6 ft high fence. The first 36 ft of the new fence extending west from Lindbergh Drive would be 8 ft in height. The remainder of the fence along the south line would be at a height of 6 ft. All fences exceeding 6 ft in height require a conditional use permit.

Surrounding land on the west, north and south is all zoned B-2 Central Business District. Property to the east across Lindbergh Drive is all zoned I-2 Heavy Industrial. The property immediately to the south is currently vacant.

- **Location:**
 - Property address: 200 Lindbergh Drive South
 - Brief Legal Description: Lot 008 Block 065 of THAYER'S ADDN Plat No. 49001
 - Parcel number(s): 490295000
 - Parcel number(s): 48.6075.000
- **Property Owner:** NRFC Little Falls Holdings, LLC

Public Input:

1. No written comments were received prior to the public hearing.
2. One resident in attendance at the meeting asked why the 8 ft fence height was being requested, whether any business could have an 8 ft high fence and whether residential properties could have an 8 ft high fence.

Planning Commission/Board of Adjustment Action: The Planning Commission/Board of Adjustment has recommended approval of the request, on a 5-0 vote.

City Council Direction: The City Council may approve the request, deny the request, or table the request if the Council should need additional information. If the application is tabled, the Council should provide specific direction as to what additional information is needed.

Findings of Fact: The following findings of fact are presented by Staff for consideration by the Planning Commission:

- **Current Zoning:**
 - Subject Property: Central Business District (B-2)
 - Surrounding Properties: Surrounding land on the west, north and south is all zoned B-2. Property to the east across Lindbergh Drive is all zoned I-2 Heavy Industrial. The property immediately to the south is currently vacant.
- **Current Land Use:**
 - Subject Property: Office building
 - Surrounding Properties: Vacant to the south, industrial buildings to the east, commercial buildings to the north, residential building to the west.
- **Lot size:** Approx. 40' x 130' (5,200 sq ft)
- **Sewer/Water:** The property is connected to City sewer/water.
- **Natural Features:**
 - Floodplain: The property is not within an identified floodplain.
 - Bluff/Steep Slopes: There are no steep slopes on the property.
 - Wetlands: There do not appear to be any wetlands on the property. The Morrison County SWCD has received notification of this meeting.

PUBLIC HEARING #2

Application: Request to consider the vacation of a drainage and utility easement

Applicant: Jeffrey and Cindy Peterson

Background Information:

- **Proposal:** The city has had a utility easement in the past that ran across the property as described below:

A 20.00 foot wide easement for drainage and utility purposes over part of Lot 19 and Lot 20, Block 3, as shown and dedicated on the plat of SUNRISE ADDITION, Morrison County, Minnesota, according to the recorded plat of record in the Office of the County Recorder, said easement centerline being the northeasterly line of said Lot 20.

The landowners have requested that this easement be vacated. They would then seek to grant a replacement easement for the same purpose elsewhere on the lot (the request to accept a new easement location is on the May 18 City Council agenda).

Public Input:

1. None

Planning Commission/Board of Adjustment Action: The Planning Commission/Board of Adjustment has recommended that existing utility easement be vacated as requested on the condition that the City Council accepts the proposed replacement utility/drainage easement elsewhere on the same property.

City Council Direction: The City Council may approve the request, deny the request, or table the request if the Council should need additional information. If the application is tabled, the Council should provide specific direction as to what additional information is needed.

If you have any questions, please feel free to contact me. I can be reached by phone at (888) 439-9793 or by email at oleson@hometownplanning.com.

Sincerely,



Ben Oleson, AICP
Hometown Planning
City of Little Falls Zoning Administrator

