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# CITY OF LITTLE FALLS

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## BOARD OF ADJUSTMENT/ PLANNING COMMISSION

July 10, 2017





**AGENDA**  
**PLANNING COMMISSION**  
 Conference Room, City Hall  
 July 10, 2017, 6:30 p.m.

P	A	Member	P	A	Member
		Kleinschmidt, James			Schulte, Ray
		Esse, Robert			Czech, Joe
		Gosiak, Frank			Oleson, Ben (Zoning Administrator)
		Hanfler, Jeremy			Kimman, Greg (City Engineer)
		Schilling, Kara			

**CALL TO ORDER:** Planning Commission Chairperson

**ADOPT THE AGENDA:** July 10, 2017

**APPROVAL OF MINUTES:** June 12, 2017

**PUBLIC HEARINGS:**

- 1) Amendments to the official City of Little Falls zoning map, as referenced in Chapter 11.05.B of the Little Falls City Code. The purpose of the amendments are to rezone properties which are currently zoned B-1 (Limited Business District) or I-1 (Industrial District - light) as these zoning districts are proposed for elimination within Chapter 11 of the Little Falls City Code and other properties to compliment the comprehensive plan. This notice is only a summary of the proposed amendments. A total of approximately 225 properties are proposed for rezoning and a map of these properties is available for public inspection at least ten days prior to the public hearing at Little Falls City Hall during normal business hours. Applicant: City of Little Falls Planning Commission.
- 2) Amendment to Section 11.03.C (Lot Provisions) of the Little Falls City Code. The purpose of the amendment would be to establish standards for development of nonconforming legal lots of record within non-residential zoning districts and to clarify regulations affecting such lots within residential zoning districts. A full copy of the proposed amendments will be available for public inspection at least ten days prior to the public hearing at Little Falls City Hall during normal business hours. Applicant: City of Little Falls Planning Commission.

**OLD BUSINESS:**

**NEW BUSINESS:**

**NEXT REGULAR MEETING:** Monday, August 14, 2017

**ADJOURNMENT:**



**MINUTES**  
**PLANNING COMMISSION**  
 Conference Room, City Hall  
 June 12, 2017, 6:30 p.m.

P	A	Member	P	A	Member
	x	Kleinschmidt, James	x		Schulte, Ray
x		Esse, Robert	x		Czech, Joe
	x	Gosiak, Frank	x		Oleson, Ben (Zoning Admin.)
x		Hanfler, Jeremy	x		Kimman, Greg (City Engineer)
x		Schilling, Kara			

**CALL TO ORDER:** The Planning Commission Meeting was called to order by Jeremy Hanfler at 6:30 p.m.

**ADOPT THE AGENDA:** A motion was made by Schulte, seconded by Esse to adopt the agenda as presented. Motion carried.

**APPROVAL OF MINUTES:** A motion was made by Schulte, seconded by Czech, to adopt the minutes as presented. Motion carried.

**PUBLIC HEARINGS:**

- 1) Conditional use permit for the construction of a commercial building with a 10 foot rear yard setback (40 feet required unless a conditional use is granted). Applicant: ALDI, Inc. (Andrew Shaw). Property Owner: Edward J Gottwalt Revoc Trust. Legal Description: Lots 2 and 3, Block One, Hidden Oaks. Property Address: None (18th Street NE). Parcel number(s): 48.2945.000 and 48.2946.000.

Oleson explained that the conditional use request is to locate a building closer than 40 feet to a rear lot line. The subject lot is a corner lot, which creates two separate rear lots for the 40 ft setback to be met. They are proposing to meet the 40 ft setback on the east property line, but only a 10 foot setback on the north side. Kimman explained that if the applicants were building only on the northernmost property of the two parcels that are part of this application, the required setback to the north property line would be 10 feet.

Ryan Anderson, engineer representing ALDI, Inc. presented the proposed site plan and noted that they intend to leave the existing fence running along the east property line in place.

The public hearing opened at 6:32 pm. Numerous comments were received from the public relating to concerns about increased traffic as a result of this proposal and the additional difficulty it would cause in turning left on to 18<sup>th</sup> Street NE from Woodland Drive, which is the only entrance and exit from the housing development to the east. Commenters included Linda Adelman (14868 Timber Trail), Don Sorenson, Patti Ploof (14907 Eagle Drive), Carol Anderson (14909 Eagle Drive), Linda Oman (14827 Eagle Drive), Doris Lowe (15597 Woodland Drive), Deb Lowe (rural address), and Ray Jaunich (14874 Timber Trail). Bev Trebiatowski (14836 Timber Trail) spoke in favor of the proposal and noted she had not experienced traffic concerns. Robin Hensel (807 1<sup>st</sup> Street SE) spoke in favor citing past support of the city for conditional use permits and variances and that the setbacks are appropriate. The public hearing was closed at 6:55 pm.

The Commission discussed the concerns, noting that the traffic concerns were not directly related to the proposal to be closer to a lot line and would not be impacted if the 40 ft setback were met. Traffic concerns are a different subject that would need to be addressed through other means.

A motion was made by Schulte, seconded by Czech to approve the requested conditional use for a 10 ft setback to the north property line. Motion passed unanimously.

**NEW BUSINESS:** None

**NEXT MEETING:** Monday, July 10, 2017

**ADJOURNMENT:** A motion was made by Schulte, seconded by Esse, to adjourn at 7:05 p.m.  
Motion carried.

DRAFT

## STAFF REPORT

**Application:** Amendments to the official City of Little Falls zoning map, as referenced in Chapter 11.05.B of the Little Falls City Code. The purpose of the amendments are to rezone properties which are currently zoned B-1 (Limited Business District) or I-1 (Industrial District - light) as these zoning districts are proposed for elimination within Chapter 11 of the Little Falls City Code and other properties to compliment the comprehensive plan.

**Applicant:** City of Little Falls Planning Commission

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### Background Information:

) **Proposal:** Over the past months, the Planning Commission has been reviewing Chapter 11 of the City Code regarding amendments to the city's zoning regulations. Most recently, these amendments have focused on simplifying the regulation of uses within each of the city's zoning districts and in that effort the Commission has recommended the elimination of two zoning districts (B-1 and I-1). This was done for primarily two reasons: 1) these two zoning districts did not encompass very many properties within the City (comparatively speaking); and 2) the regulation of land uses within these two districts was not significantly different than how they could be regulated under other existing zoning districts.

As a result, most of the properties zoned B-1 have been proposed for either rezoning to the "new" B-1 zoning district (closely equivalent to the existing B-2 zoning district) or to a residential (R) zoning district based on what seemed to make the most sense based on current use of the land and surrounding lands or the guidance given in the City's Comprehensive Plan.

Likewise, most of the properties zoned I-1 have been proposed for either rezoning to the "new" B-2 zoning district (closely equivalent to the existing B-3 zoning district) or to another district based on what seemed to make the most sense based on current use of the land and surrounding lands or the guidance given in the City's Comprehensive Plan.

A number of other properties throughout the City have been proposed for rezoning (that are not currently zoned B-1 or I-1) so as to better reflect the current use of the land and surrounding lands or the guidance given in the City's Comprehensive Plan.

A listing of the properties proposed for rezoning, including their current and proposed zoning classifications is attached for reference. Also included in this staff report is a map of the properties proposed for rezoning, broken out into different "areas". Staff suggests that the Planning Commission takes public comment on the proposed changes for one area at a time, so as to allow for a more focused and orderly review of the changes.

The public hearing is for the purpose of reviewing the proposed rezoning of properties only. A public hearing has already been held regarding the specific regulations that would apply within each zoning district, with a recommendation for approval (with a few changes) already made to the City Council.

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**Applicable Statutes/Ordinances:**

**Little Falls City Code**

**11.04: ADMINISTRATION AND ENFORCEMENT**

**E. Amendments:**

1. Amended According To City Charter: This chapter may be amended according to the provisions of the city charter.
2. Initiation: Proceedings for amendment of this chapter shall be initiated by: a) a petition of the owner or owners of the actual property, the zoning of which is proposed to be changed; b) a recommendation of the planning commission; or c) by action of the council.
6. Referral To Planning Commission: The council shall not rezone any land or area in any zoning district or make any other proposed amendment to this chapter without having first referred it to the planning commission for their consideration and recommendation.

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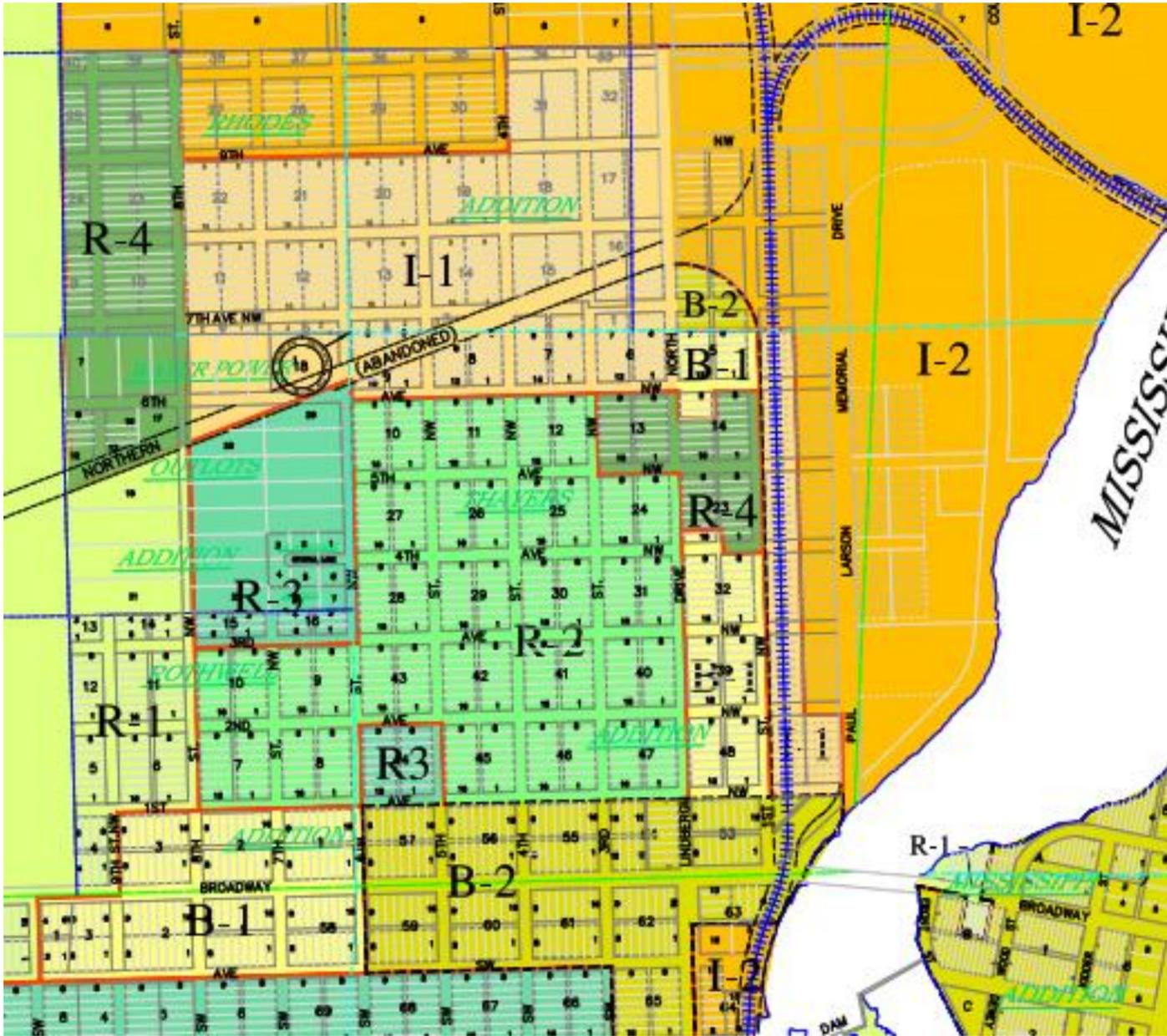
**Planning Commission/Board of Adjustment Direction:** The Planning Commission may recommend to the Council approval of all of the proposed rezonings, some of the proposed rezonings or none. If the Commission wishes to take more time for review of certain proposed rezonings, it may table those and recommend passage of others.

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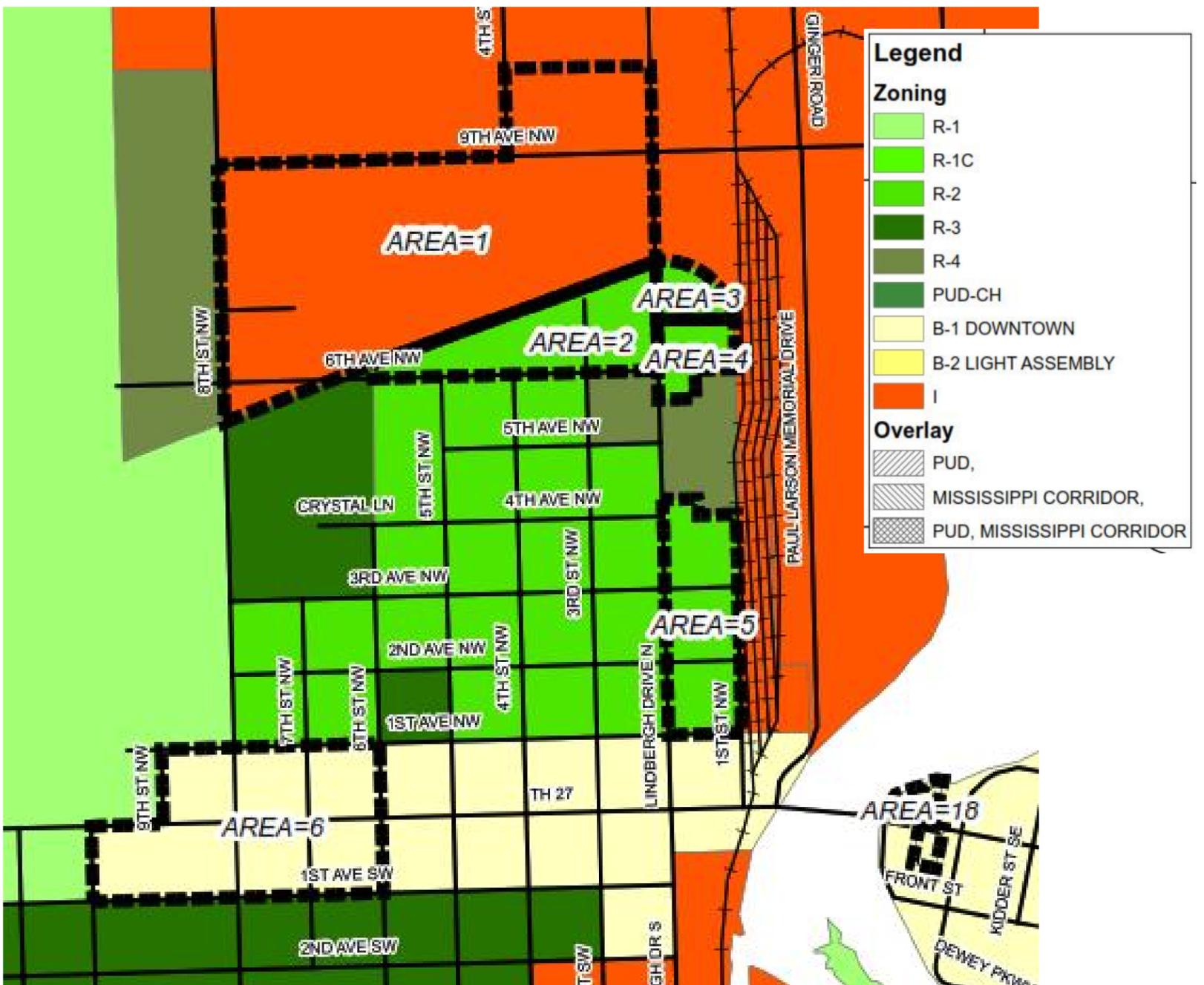
**Staff Comments:** As the Planning Commission/Board of Adjustment considers this application, Staff would make the following comments:

1. Staff has received several calls, as of the writing of this staff report, with concerns about how a proposed rezoning will affect the existing use of the land (for instance, where a building is either currently, or has historically, been used as a commercial business but is proposed for rezoning to a residential district. Other callers have asked about the impact on their property taxes.

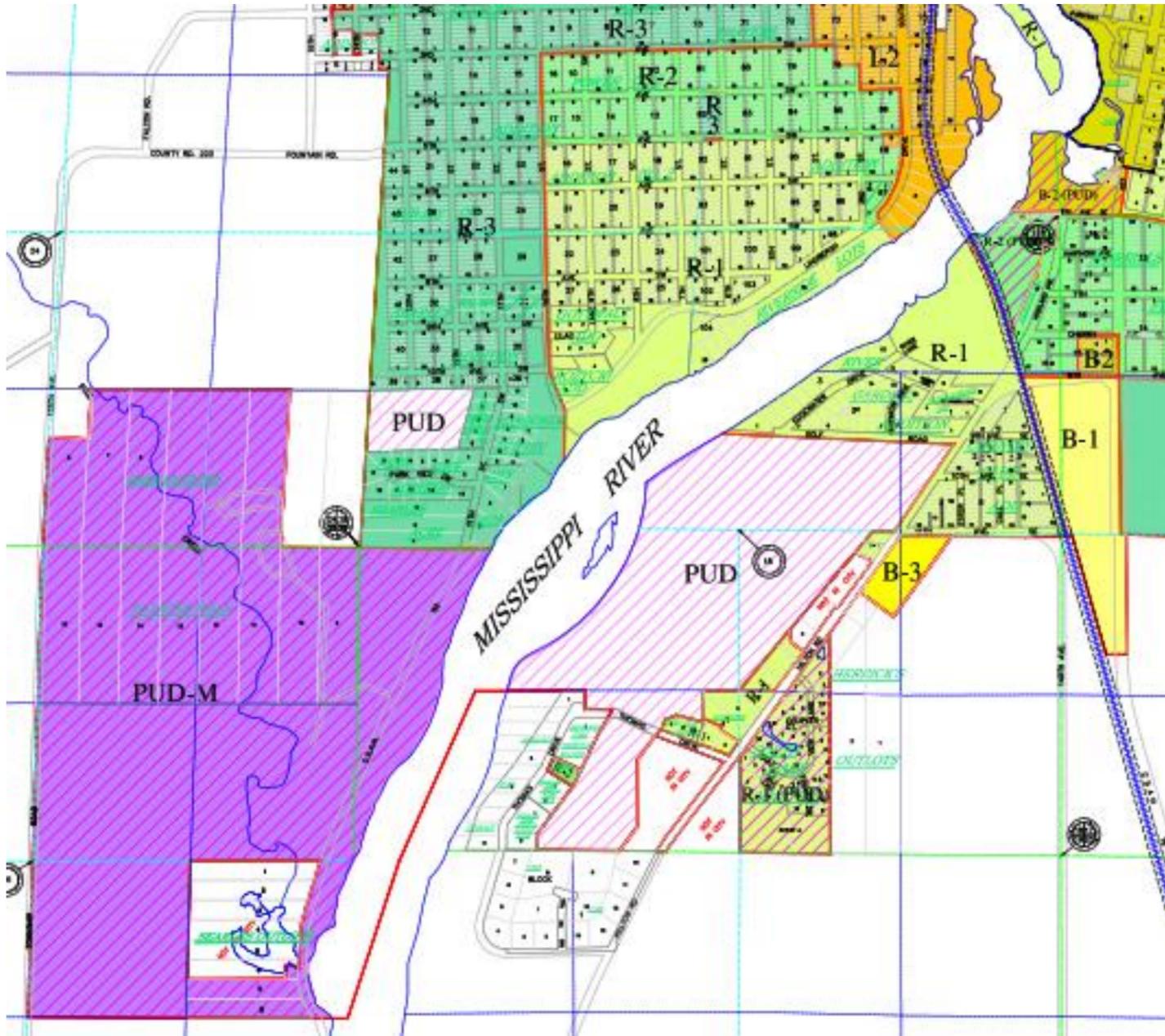
# Existing Zoning Map



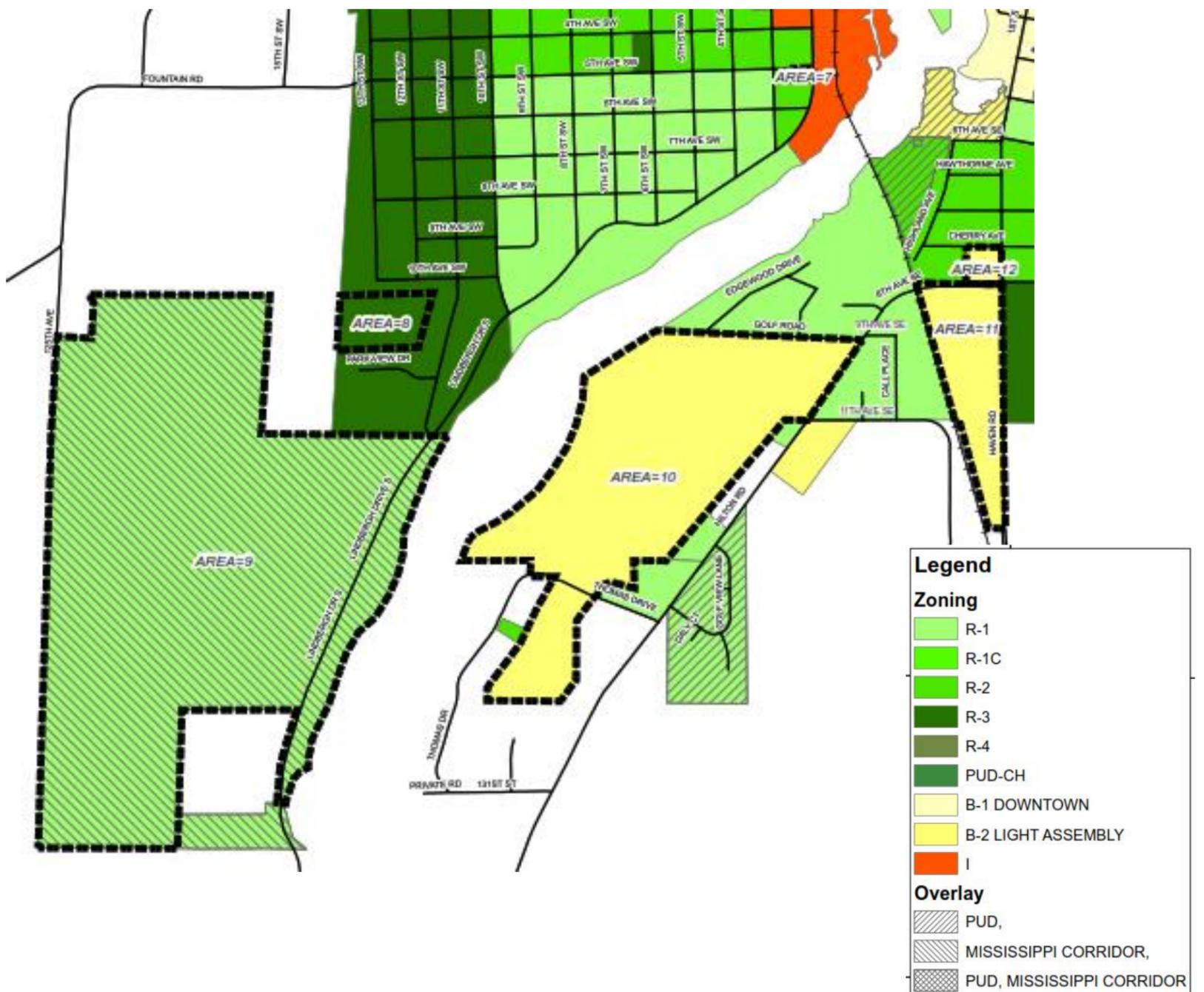
# Proposed Zoning Map



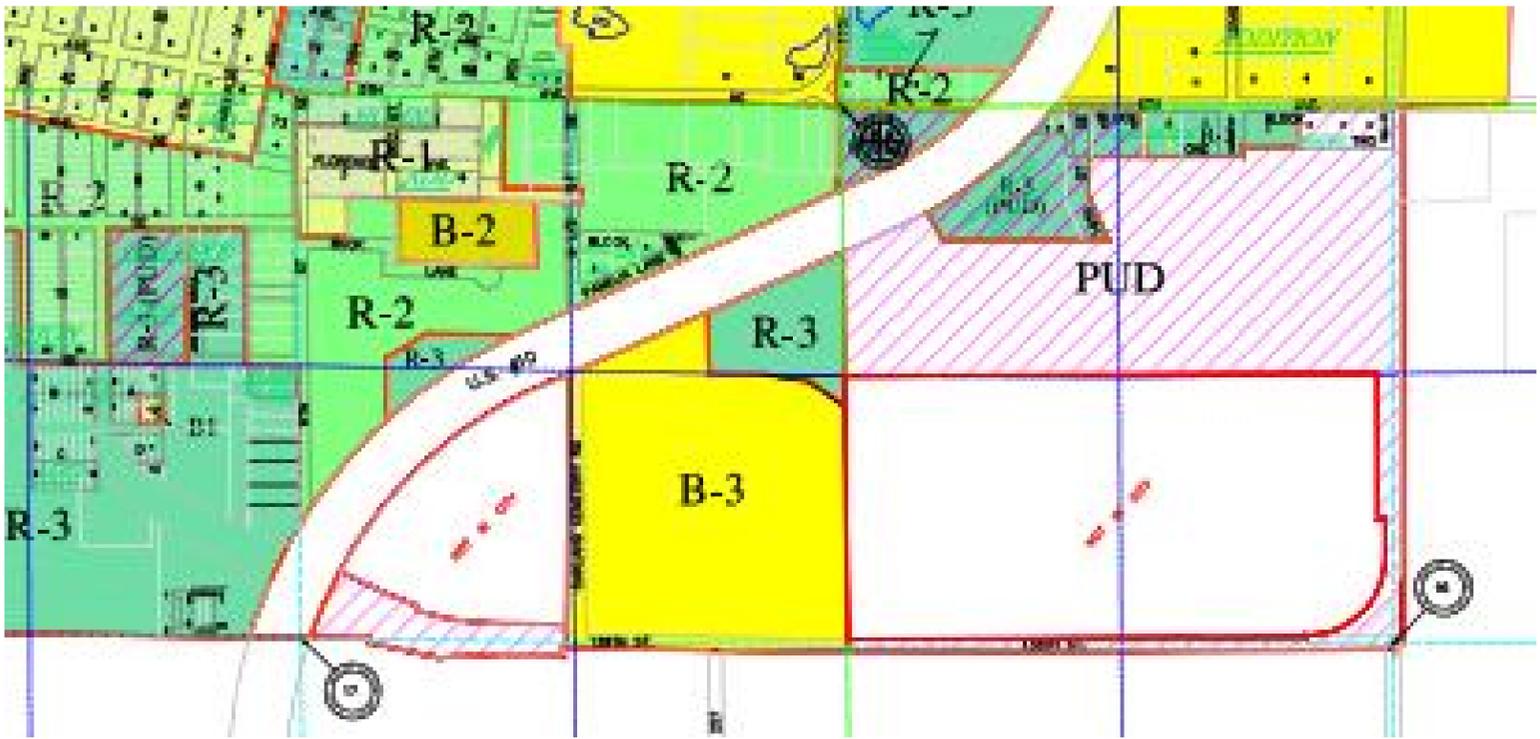
# Existing Zoning Map



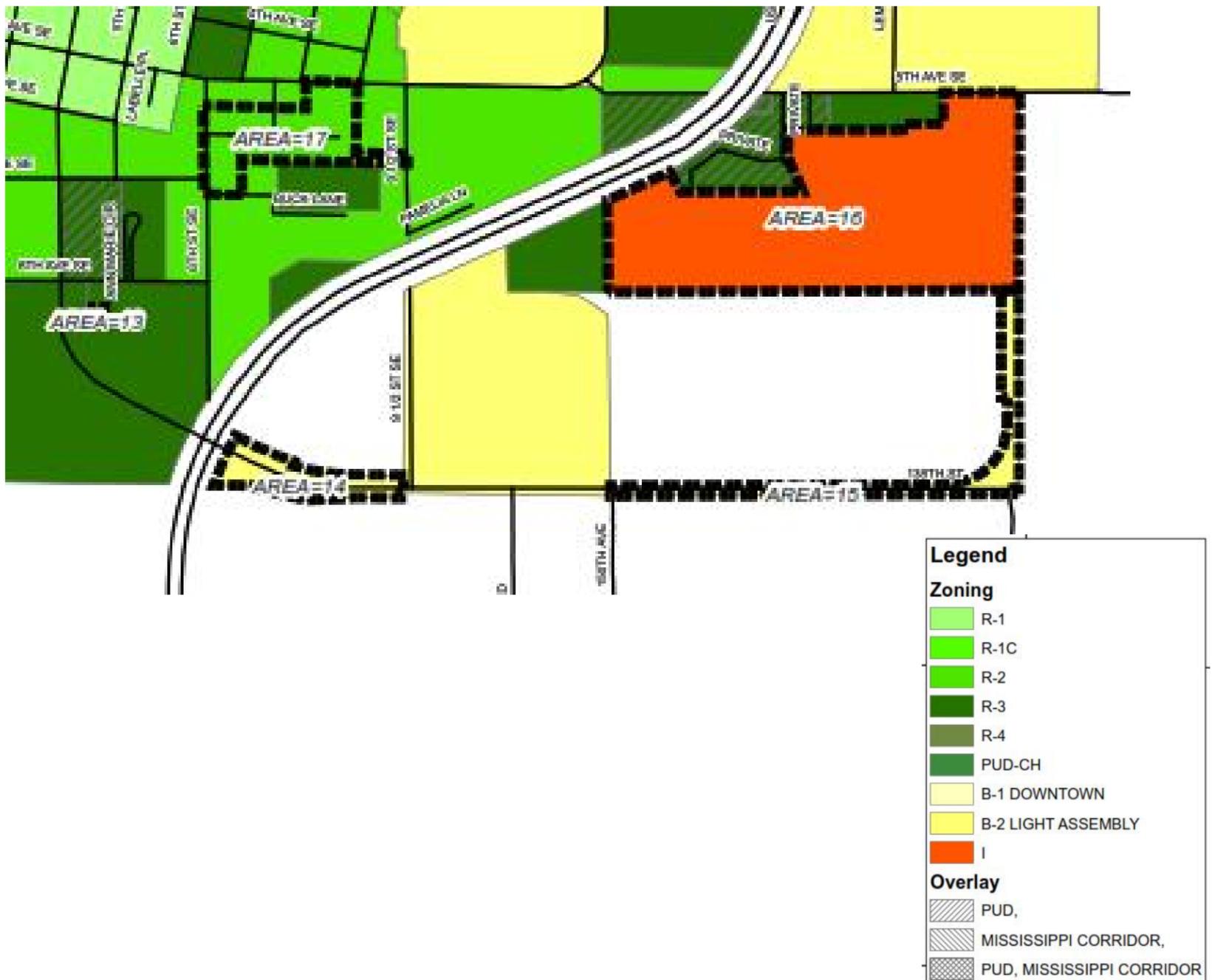
# Proposed Zoning Map



# Existing Zoning Map



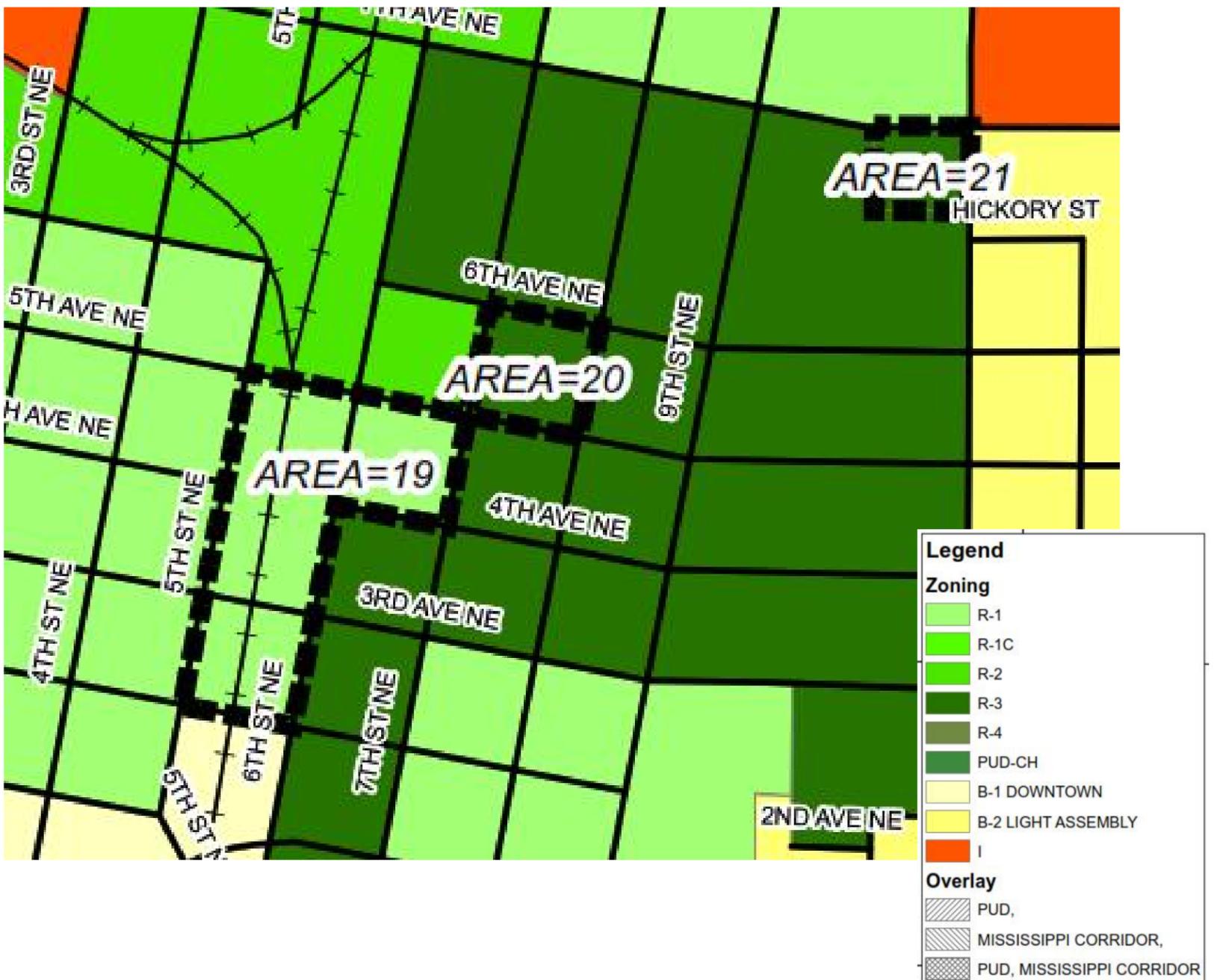
# Proposed Zoning Map



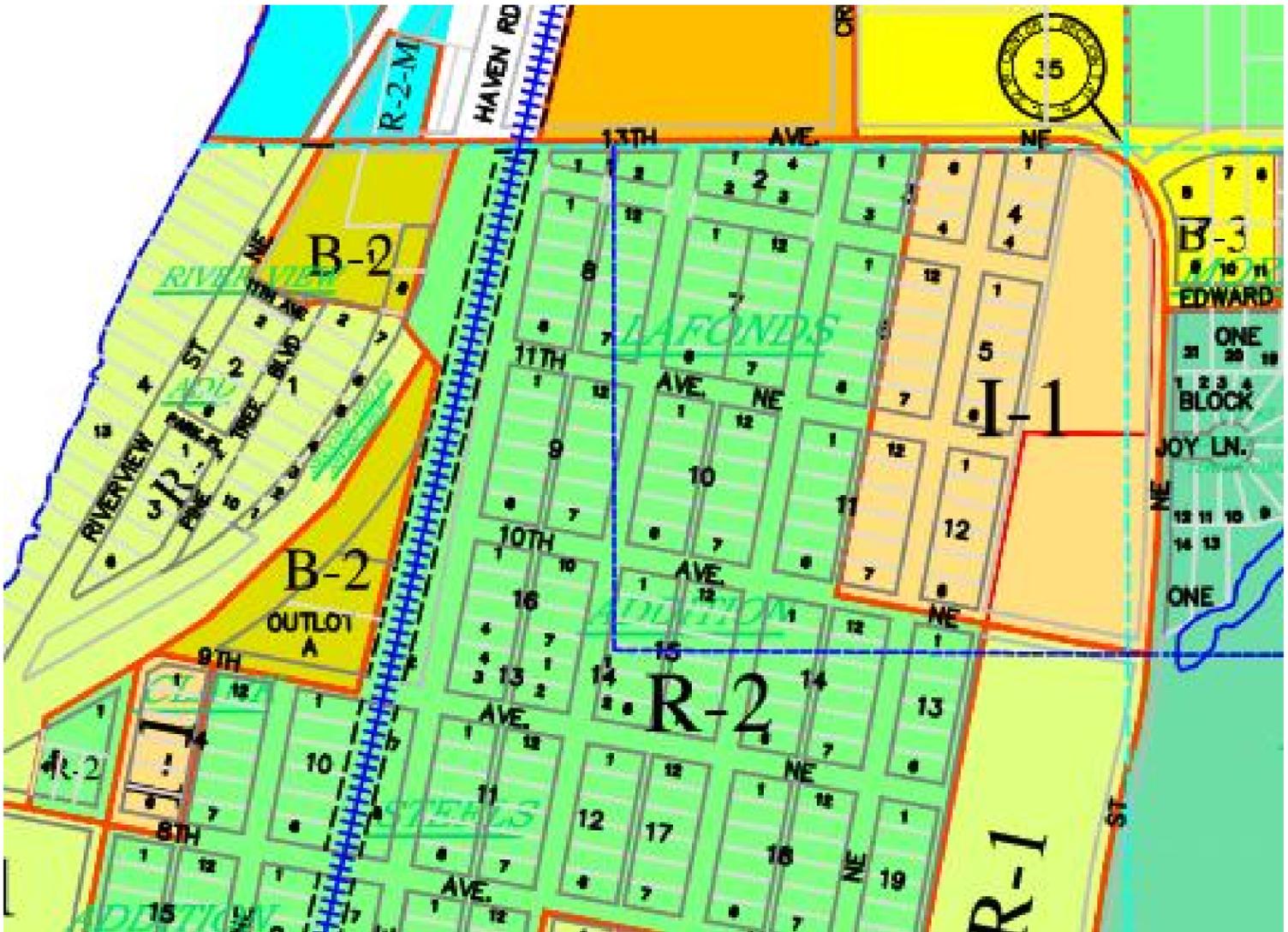
# Existing Zoning Map



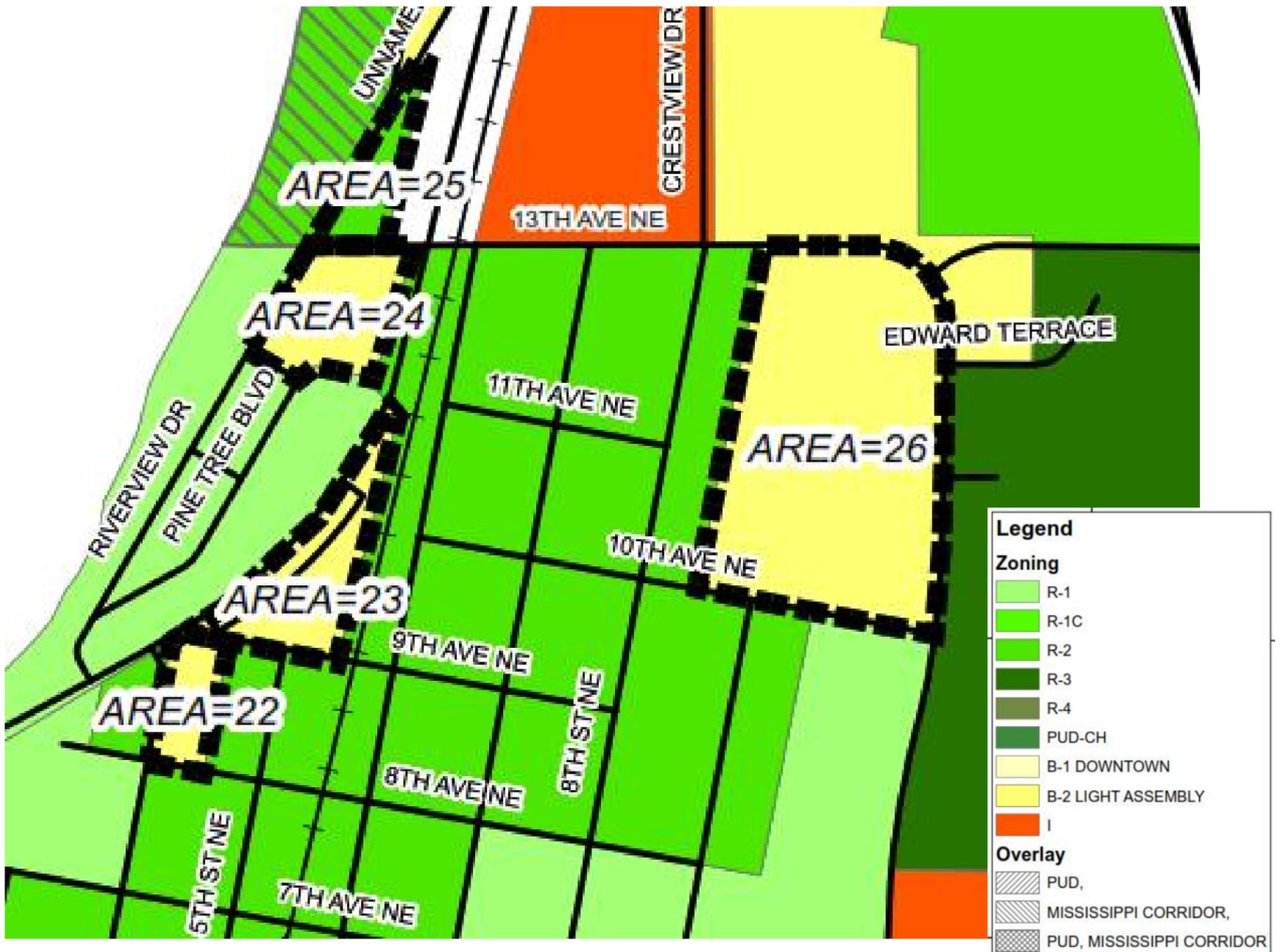
# Proposed Zoning Map



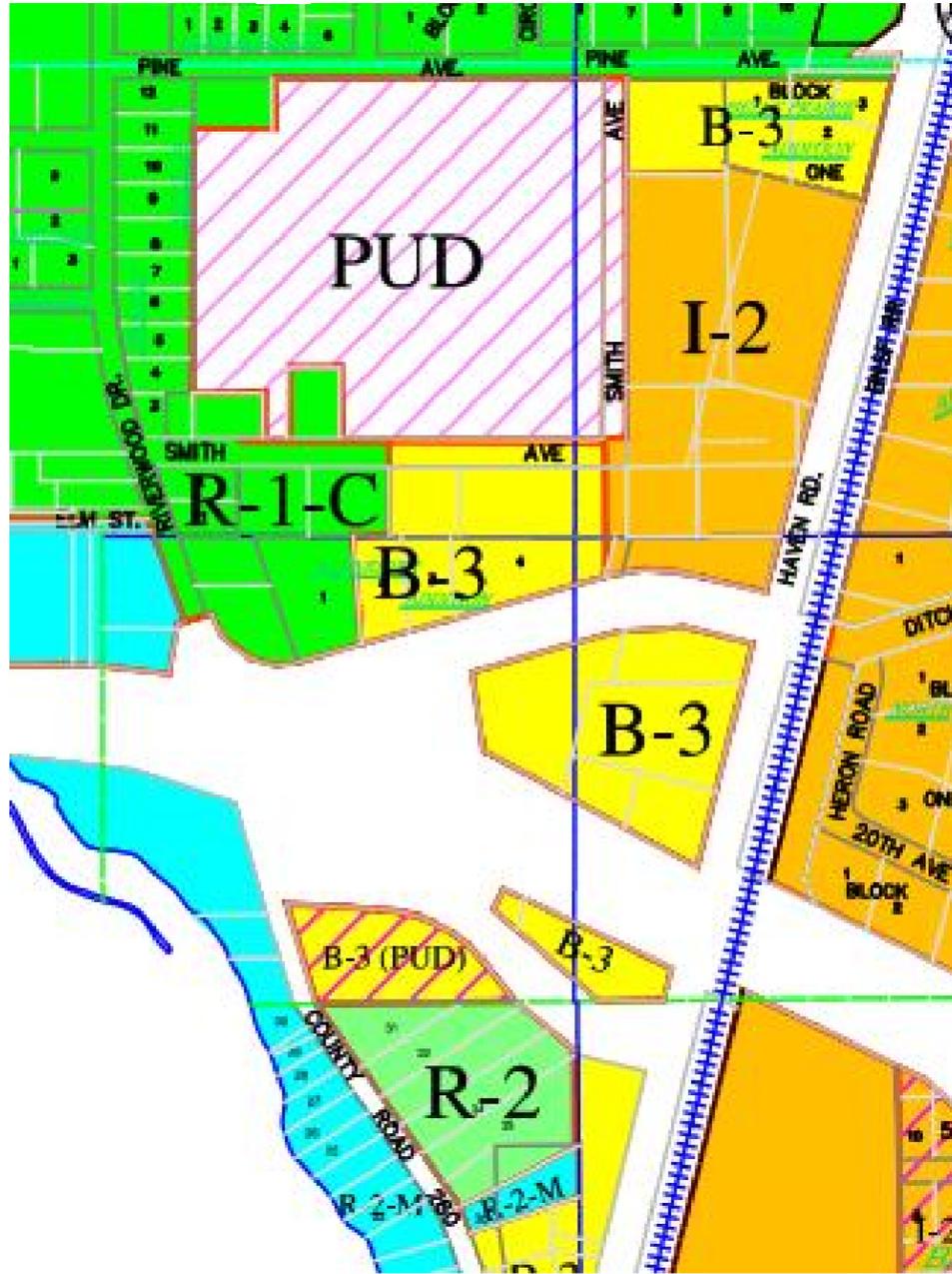
# Existing Zoning Map



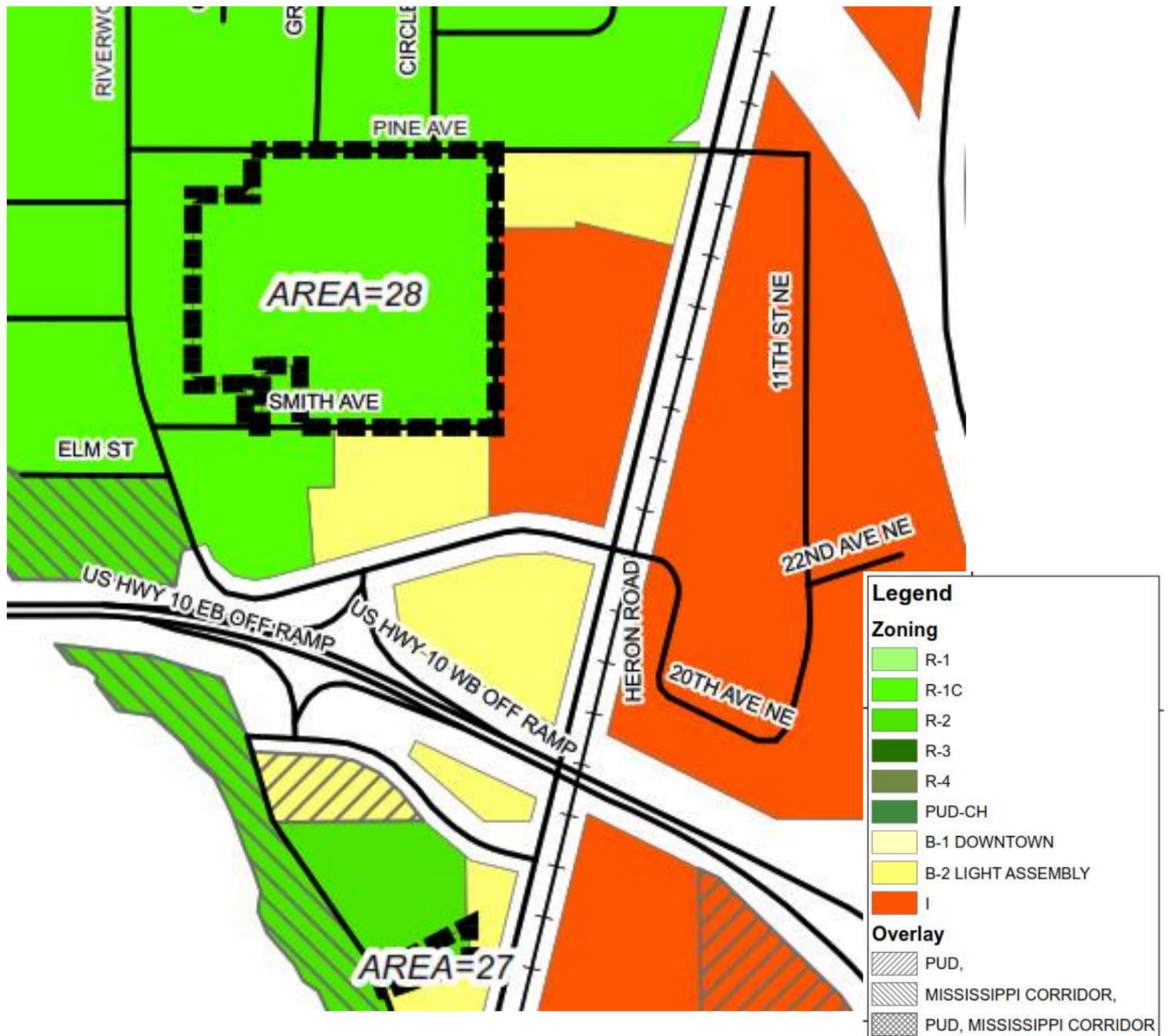
# Proposed Zoning Map



# Existing Zoning Map



# Proposed Zoning Map



ParcelId	OwnerAddress1	911Address	Existing Zoning	Existing Zoning (full)	Proposed Zoning	Proposed zoning (full)
486351000	ROBERT L ERDRICH	811 6TH ST SE	PUD	Planned unit development	B-2	Noncentral business district
486485000	PERRY F & BONITA L NEU	14693 138TH ST	PUD	Planned unit development	B-2	Noncentral business district
486486000	PERRY F & BONITA L NEU	14693 138TH ST	PUD	Planned unit development	B-2	Noncentral business district
486488000	ROBERT L ERDRICH	14635 138TH ST	PUD	Planned unit development	B-2	Noncentral business district
486259000	BEVERLY JOYCE NOUIS REVOC TRUST	1806 5TH AVE SE	PUD	Planned unit development	B-2	Noncentral business district
486275000	LEROY & BEVERLY NOUIS	1104 5TH AVE S	PUD	Planned unit development	B-2	Noncentral business district
486277001	PATRICK G & SHEILA A HENRY	1104 5TH AVE S	PUD	Planned unit development	B-2	Noncentral business district
486280000	BEVERLY JOYCE NOUIS REVOC TRUST	1104 5TH AVE S	PUD	Planned unit development	B-2	Noncentral business district
486291000	ROBERT L ERDRICH	1104 5TH AVE S	PUD	Planned unit development	B-2	Noncentral business district
486293000	PAUL D & AMI K MCKINLEY	1104 5TH AVE S	PUD	Planned unit development	B-2	Noncentral business district
486295000	FIRST NATL BANK OF OSAKIS	1104 5TH AVE S	PUD	Planned unit development	B-2	Noncentral business district
482021000	LEONARD C LAMP	407 11TH AVE NE	B-2	General business district	B-2	Noncentral business district
482033000	THOMAS A KOTVAL	1200 RIVERVIEW DR	B-2	General business district	B-2	Noncentral business district
483129000	LEONARD C LAMP	300 13TH ST NE	B-2	General business district	B-2	Noncentral business district
487052000	CASEY'S RETAIL CO	1205 HAVEN RD	B-2	General business district	B-2	Noncentral business district
487053000	SHAWN MCCLURE	1201 HAVEN RD	B-2	General business district	B-2	Noncentral business district
487054000	SARA SANTALA	405 11TH AVE NE	B-2	General business district	B-2	Noncentral business district
487055000	TERRENCE & SALLY ERICKSON TRST	1202 RIVERVIEW DR	B-2	General business district	B-2	Noncentral business district
487056000	THOMAS A KOTVAL	1200 RIVERVIEW DR	B-2	General business district	B-2	Noncentral business district
490784000	MORRISON CTY FOOD SHELF INC	912 1ST AVE SW	B-1	Limited business district	B-1	Central business district
490785000	BETHEL LUTHERAN CHURCH	912 1ST AVE SW	B-1	Limited business district	B-1	Central business district
490786000	ST OF MN - FORF PROP ONLY	912 1ST AVE SW	B-1	Limited business district	B-1	Central business district
490787000	BETHEL LUTHERAN CHURCH	912 1ST AVE SW	B-1	Limited business district	B-1	Central business district
490724000	J SCOTT BEATY	103 6TH ST NW	B-1	Limited business district	B-1	Central business district
490725000	JOHN P & JOAN SAEHR	608 BROADWAY AVE W	B-1	Limited business district	B-1	Central business district
490726000	RAYMOND & IRENE BRISK	100 7TH ST NW	B-1	Limited business district	B-1	Central business district
490727000	KLIBER PROPERTIES LLC	114 7TH ST NW	B-1	Limited business district	B-1	Central business district
490728000	DAVID M CICHON	110 7TH ST NW	B-1	Limited business district	B-1	Central business district
490729000	GARY J RHODE	115 6TH ST NW	B-1	Limited business district	B-1	Central business district
490730000	NATHAN KULBERG	111 6TH ST NW	B-1	Limited business district	B-1	Central business district
490731000	RICHARD M GALL	704 BROADWAY AVE W	B-1	Limited business district	B-1	Central business district
490732000	HINTEN PROPERTIES LLC	706 BROADWAY AVE W	B-1	Limited business district	B-1	Central business district
490733000	LONNIE L WARNER	714 BROADWAY AVE W	B-1	Limited business district	B-1	Central business district
490734000	JOSHUA JAMES RAUCH	112 8TH ST NW	B-1	Limited business district	B-1	Central business district
490735000	MICHAEL P GEISENHOF	110 8TH ST NW	B-1	Limited business district	B-1	Central business district
490736000	DAVID E KNOLL	113 7TH ST NW	B-1	Limited business district	B-1	Central business district
490737000	RONALD S CITROWSKE	111 7TH ST NW	B-1	Limited business district	B-1	Central business district
490738000	ROBERT L HAUER	800 BROADWAY AVE W	B-1	Limited business district	B-1	Central business district
490738001	ROBERT L HAUER	804 BROADWAY AVE W	B-1	Limited business district	B-1	Central business district
490738002	ROBERT L HAUER	808 BROADWAY AVE W	B-1	Limited business district	B-1	Central business district
490738003	ROBERT L HAUER	812 BROADWAY AVE W	B-1	Limited business district	B-1	Central business district
490738004	ROBERT L HAUER	813 BROADWAY AVE W	B-1	Limited business district	B-1	Central business district
490738005	ROBERT L HAUER	809 BROADWAY AVE W	B-1	Limited business district	B-1	Central business district
490738006	ROBERT L HAUER	805 BROADWAY AVE W	B-1	Limited business district	B-1	Central business district
490738007	ROBERT L HAUER	801 BROADWAY AVE W	B-1	Limited business district	B-1	Central business district
490654000	JOHN E & PAMELA L STROM	114 7TH ST SW	B-1	Limited business district	B-1	Central business district
490655000	LARRY A & SUSAN E ZIMMERMAN	708 1ST AVE SW	B-1	Limited business district	B-1	Central business district
490656000	SHELBY L RIVETTS	712 1ST AVE SW	B-1	Limited business district	B-1	Central business district
490657000	DINA M WUELLNER	715 BROADWAY AVE W	B-1	Limited business district	B-1	Central business district
490658000	CLAYTON U & PATRICIA PLANTE	707 BROADWAY AVE W	B-1	Limited business district	B-1	Central business district
490659000	KEVIN A LANGER	701 BROADWAY AVE W	B-1	Limited business district	B-1	Central business district
490660000	BETHEL LUTHERAN CHURCH	901 BROADWAY AVE W	B-1	Limited business district	B-1	Central business district
490244000	DONALD F CZECH	115 7TH ST SW	B-1	Limited business district	B-1	Central business district
490245000	GERALYN ANN KORLL/WOTZKA	613 BROADWAY AVE W	B-1	Limited business district	B-1	Central business district
490246000	GERALYN ANN KORLL/WOTZKA	613 BROADWAY AVE W	B-1	Limited business district	B-1	Central business district
490247000	JENNIE JENDRO	607 BROADWAY AVE W	B-1	Limited business district	B-1	Central business district
490248000	VICKI REKOWSKI	603 BROADWAY AVE W	B-1	Limited business district	B-1	Central business district
481251000	MICHAELSON PROPERTIES LLC	900 1ST ST SE	B-2	General business district	B-2	Noncentral business district
482161001	JEROME D HAGGERTY	812 5TH AVE SE	R-1	One- and two-family residential district	R-2	One- and two-family residential district
482161002	KENNAN D BARBEAU	810 5TH AVE SE	R-1	One- and two-family residential district	R-2	One- and two-family residential district
482162000	DAVID E GREGOIRE	800 5TH AVE SE	R-1	One- and two-family residential district	R-2	One- and two-family residential district

482164001	PAUL M & DONNA L PRZYBILLA	615 ELIZABETH ST	R-1	One- and two-family residential district	R-2	One- and two-family residential district
482164004	JOEL J LARSON	701 FLORENCE AVE SE	R-1	One- and two-family residential district	R-2	One- and two-family residential district
482164005	JERALD A & JANET M NABER	711 FLORENCE AVE SE	R-1	One- and two-family residential district	R-2	One- and two-family residential district
482164006	JERALD A & JANET M NABER	711 FLORENCE AVE SE	R-1	One- and two-family residential district	R-2	One- and two-family residential district
482171001	ALFRED J & BERNADINE GROSS	607 6TH ST SE	R-1	One- and two-family residential district	R-2	One- and two-family residential district
482171002	ALFRED J & BERNADINE GROSS	607 6TH ST SE	R-1	One- and two-family residential district	R-2	One- and two-family residential district
482171003	ALFRED J & BERNADINE GROSS	607 6TH ST SE	R-1	One- and two-family residential district	R-2	One- and two-family residential district
482171004	DOUGLAS VEEDER	605 FLORENCE AVE SE	R-1	One- and two-family residential district	R-2	One- and two-family residential district
482171005	DOUGLAS VEEDER	605 FLORENCE AVE SE	R-1	One- and two-family residential district	R-2	One- and two-family residential district
482171006	RICKY A KIRSCHBAUM	607 FLORENCE AVE SE	R-1	One- and two-family residential district	R-2	One- and two-family residential district
482171007	JENNIFER L BUCK	609 FLORENCE AVE SE	R-1	One- and two-family residential district	R-2	One- and two-family residential district
482171008	JENNIFER L BUCK	609 FLORENCE AVE SE	R-1	One- and two-family residential district	R-2	One- and two-family residential district
482171009	LINDA M STAGER	611 FLORENCE AVE SE	R-1	One- and two-family residential district	R-2	One- and two-family residential district
482171010	BRYAN & DEBORAH HULEGAARD	612 FLORENCE AVE SE	R-1	One- and two-family residential district	R-2	One- and two-family residential district
482171013	GOTTWALT PROPERTIES INC	608 FLORENCE AVE SE	R-1	One- and two-family residential district	R-2	One- and two-family residential district
482171014	MARY F AMUNDSON	606 FLORENCE AVE SE	R-1	One- and two-family residential district	R-2	One- and two-family residential district
482171015	TRISHA A GESCHWILL	604 FLORENCE AVE SE	R-1	One- and two-family residential district	R-2	One- and two-family residential district
482171016	ANNETTE ZIMMERMAN	705 6TH ST SE	R-1	One- and two-family residential district	R-2	One- and two-family residential district
482171017	ANNETTE ZIMMERMAN	705 6TH ST SE	R-1	One- and two-family residential district	R-2	One- and two-family residential district
482171018	JOHN A KIMMAN	700 FLORENCE AVE SE	R-1	One- and two-family residential district	R-2	One- and two-family residential district
482171019	JOHN A KIMMAN	700 FLORENCE AVE SE	R-1	One- and two-family residential district	R-2	One- and two-family residential district
482171020	JOHN A KIMMAN	700 FLORENCE AVE SE	R-1	One- and two-family residential district	R-2	One- and two-family residential district
482171021	JOHN A KIMMAN	700 FLORENCE AVE SE	R-1	One- and two-family residential district	R-2	One- and two-family residential district
482171022	JOHN A KIMMAN	700 FLORENCE AVE SE	R-1	One- and two-family residential district	R-2	One- and two-family residential district
482171023	JOHN A KIMMAN	700 FLORENCE AVE SE	R-1	One- and two-family residential district	R-2	One- and two-family residential district
482171024	JOHN A KIMMAN	700 FLORENCE AVE SE	R-1	One- and two-family residential district	R-2	One- and two-family residential district
482171025	JOHN A KIMMAN	700 FLORENCE AVE SE	R-1	One- and two-family residential district	R-2	One- and two-family residential district
482348000	HANNAH MASOG	814 5TH AVE SE	R-1	One- and two-family residential district	R-2	One- and two-family residential district
482349000	CHARLES GILBERT KAPSNER	814 5TH AVE SE	R-1	One- and two-family residential district	R-2	One- and two-family residential district
486342000	THOMAS J & DONNA HINNENKAMP	608 9 1/2 ST SE	R-1	One- and two-family residential district	R-2	One- and two-family residential district
486343000	FLORENCE KAPSNER	818 5TH AVE SE	R-1	One- and two-family residential district	R-2	One- and two-family residential district
486345000	TODD A & COLLEEN E SEWARD	801 6TH ST SE	R-1	One- and two-family residential district	R-2	One- and two-family residential district
486346000	ERDRICH FAMILY REVOC TRUST	811 6TH ST SE	R-1	One- and two-family residential district	R-2	One- and two-family residential district
486256000	RONNIE A & ANDREA R RIVETTS	1806 5TH AVE SE	PUD	Planned unit development	I	Industrial district
486257000	EARL LEMIEUR 2011 REVOC TRUST	1806 5TH AVE SE	PUD	Planned unit development	I	Industrial district
481485000	RICHARD D & LINDA R CARLSON	912 4TH ST NE	I-1	Industrial district (light)	B-2	Noncentral business district
481486000	PAUL BRIAN ASHBY	910 4TH ST NE	I-1	Industrial district (light)	B-2	Noncentral business district
481487000	PAUL BRIAN ASHBY	910 4TH ST NE	I-1	Industrial district (light)	B-2	Noncentral business district
481488000	RICHARD D & LINDA R CARLSON	902 4TH ST NE	I-1	Industrial district (light)	B-2	Noncentral business district
491107016	MORRISON CO HISTORICAL SOC	2151 LINDBERGH DR S	PUD	Planned unit development	B-2	Noncentral business district
491107017	STATE OF MINNESOTA	13345 LINDBERGH DR S	PUD	Planned unit development	B-2	Noncentral business district
491107018	STATE OF MINNESOTA	13345 LINDBERGH DR S	PUD	Planned unit development	B-2	Noncentral business district
491282001	STATE OF MINNESOTA	1615 LINDBERGH DR S	PUD	Planned unit development	B-2	Noncentral business district
491284000	STATE OF MINNESOTA	1620 LINDBERGH DR S	PUD	Planned unit development	B-2	Noncentral business district
486344000	CBC FALLS MEADOWRIDGE	775 BUCK LN	B-2	General business district	R-3	Multiple-family residential district
481916000	MINNESOTA POWER & LIGHT CO	719 11TH ST NE	B-1	Limited business district	R-3	Multiple-family residential district
481351000	MINNESOTA POWER & LIGHT CO	919 4TH ST SE	B-1	Limited business district	B-2	Noncentral business district
491251000	STATE OF MINNESOTA	121 LINDBERGH DR S	PUD	Planned unit development	R-3	Multiple-family residential district
480697000	NICHOLAS M SEELEN	612 7TH ST NE	B-1	Limited business district	R-3	Multiple-family residential district
480698000	DIANE PYKA	610 7TH ST NE	B-1	Limited business district	R-3	Multiple-family residential district
480699000	DENRON PROPERTIES LLC	606 7TH ST NE	B-1	Limited business district	R-3	Multiple-family residential district
480700000	THOMAS W SCHERLING REVOC TRUST	816 6TH AVE NE	B-1	Limited business district	R-3	Multiple-family residential district
480701000	ALEX W & DARLA PLEVELL	706 6TH AVE NE	B-1	Limited business district	R-3	Multiple-family residential district
480702000	THOMAS W SCHERLING REVOC TRUST	816 6TH AVE NE	B-1	Limited business district	R-3	Multiple-family residential district
486396000	FIRST UNITED CHURCH	1000 1ST ST SE	B-1	Limited business district	B-2	Noncentral business district
486397000	V P D LLC	1108 1ST ST SE	B-1	Limited business district	B-2	Noncentral business district
486434000	RICHARD J & SALLY I BRENNY	1208 1ST ST SE	B-1	Limited business district	B-2	Noncentral business district
486533000	RALPH C RITCHIE	54 8TH AVE SE	B-1	Limited business district	B-2	Noncentral business district
490494000	PATRICIA M WORKMAN	209 5TH AVE SW	I-2	Industrial district (heavy)	R-2	One- and two-family residential district
487033000	WILLIAM & GLADYS FREUDENRICH	1410 RIVERVIEW DR	R-2-M	Mississippi headwaters corridor; one- and two-family residential district	R-2	One- and two-family residential district
487034000	EVELYN I LEDBETTER	105 13TH AVE NE	R-2-M	Mississippi headwaters corridor; one- and two-family residential district	R-2	One- and two-family residential district
487035001	PAUL JOSEPH SEIFERT	107 13TH AVE NE	R-2-M	Mississippi headwaters corridor; one- and two-family residential district	R-2	One- and two-family residential district

491238000	SANTALA PROPERTIES LLC	715 LINDBERGH DR N	B-2	General business district	R-2	One- and two-family residential district
490037000	MELISSA STANFORD	500 LINDBERGH DR NW	B-1	Limited business district	R-2	One- and two-family residential district
490120000	MARY J RODEN	102 3RD AVE NW	B-1	Limited business district	R-2	One- and two-family residential district
490120001	CONSTANTINE J & MARY GENE ZAK	102 3RD AVE NW	B-1	Limited business district	R-2	One- and two-family residential district
490121000	DEAN J HILDEBRANT	414 LINDBERGH DR NW	B-1	Limited business district	R-2	One- and two-family residential district
490121001	CONSTANTINE J & MARY GENE ZAK	410 LINDBERGH DR NW	B-1	Limited business district	R-2	One- and two-family residential district
490122000	CONSTANTINE J & MARY GENE ZAK	410 LINDBERGH DR NW	B-1	Limited business district	R-2	One- and two-family residential district
490123000	CHARLES K REASER	406 LINDBERGH DR NW	B-1	Limited business district	R-2	One- and two-family residential district
490124000	GLORIA J GAMMON	400 LINDBERGH DR NW	B-1	Limited business district	R-2	One- and two-family residential district
490125000	DEUTSCHE BANK NATL TRUST CO	106 3RD AVE NW	B-1	Limited business district	R-2	One- and two-family residential district
490126002	ST OF MN - FORF PROP ONLY	300 1ST ST NW	B-1	Limited business district	R-2	One- and two-family residential district
490127000	RONALD J & WENDY L KRESHA	305 1ST ST NW	B-1	Limited business district	R-2	One- and two-family residential district
490128000	JAMES R & REBECCA S WALTER	307 1ST ST NW	B-1	Limited business district	R-2	One- and two-family residential district
490128001	VERNON DALE NEIL	311 1ST ST NW	B-1	Limited business district	R-2	One- and two-family residential district
490129000	SANDRA L BACKOWSKI	312 LINDBERGH DR NW	B-1	Limited business district	R-2	One- and two-family residential district
490130000	CAROL M HARSTAD REVOC TRUST	310 LINDBERGH DR NW	B-1	Limited business district	R-2	One- and two-family residential district
490134000	DYLAN J LEBLANC	306 LINDBERGH DR NW	B-1	Limited business district	R-2	One- and two-family residential district
490135000	ANTHONY J & PAULA J ARMAGOST	302 LINDBERGH DR NW	B-1	Limited business district	R-2	One- and two-family residential district
490197000	JOHN P FURE III	102 1ST AVE NW	B-1	Limited business district	R-2	One- and two-family residential district
490198000	SHANE A & DEBRA L COLE	205 1ST ST NW	B-1	Limited business district	R-2	One- and two-family residential district
490199000	JODI MELISSA ALLEN BURGARDT	209 1ST ST NW	B-1	Limited business district	R-2	One- and two-family residential district
490201000	MARY J RODEN	215 1ST ST NW	B-1	Limited business district	R-2	One- and two-family residential district
490202000	RONALD J & WENDY L KRESHA	214 LINDBERGH DR N	B-1	Limited business district	R-2	One- and two-family residential district
490203000	ROBERT & CAMILLE WARZECHA TRST	212 LINDBERGH DR N	B-1	Limited business district	R-2	One- and two-family residential district
490204000	JOHN L & JULIE K WOLLENBURG	202 LINDBERGH DR N	B-1	Limited business district	R-2	One- and two-family residential district
490205000	JOHN WACHLAROWICZ	200 LINDBERGH DR N	B-1	Limited business district	R-2	One- and two-family residential district
486845000	IND SCHOOL DIST 482	14721 PINE AVE	PUD	Planned unit development	R-1-C	Country, homes; one- and two-family residential district
490001000	LLOYD W & FAYE BOSER	702 LINDBERGH DR N	B-1	Limited business district	R-2	One- and two-family residential district
490033000	KEVIN M & LATHA M STEINBRONN	614 LINDBERGH DR N	B-1	Limited business district	R-2	One- and two-family residential district
490034000	DANIEL W GEISENHOF	612 LINDBERGH DR N	B-1	Limited business district	R-2	One- and two-family residential district
480592003	LUTHER V & SHERYL L MEYER	501 6TH ST NE	I-2	Industrial district (heavy)	R-1	One- and two-family residential district
480592005	UPSALA CO-OP CRY ASSOC	400 5TH ST NE	I-2	Industrial district (heavy)	R-1	One- and two-family residential district
480592019	HERBERT P & KAREN M TABATT	315 6TH ST NE	I-2	Industrial district (heavy)	R-1	One- and two-family residential district
480592027	JOHN D & DEBRA J FREUDENRICH	503 6TH ST NE	I-2	Industrial district (heavy)	R-1	One- and two-family residential district
480592028	BRIAN J & SABRINA M HANFLER	507 6TH ST NE	I-2	Industrial district (heavy)	R-1	One- and two-family residential district
480592029	ARTHUR J & DIANE K SELINGER	505 6TH ST NE	I-2	Industrial district (heavy)	R-1	One- and two-family residential district
480680000	JAMES L & BONNIE L BILHARZ	510 6TH ST NE	I-2	Industrial district (heavy)	R-1	One- and two-family residential district
480681000	KENNETH F HUDSON	508 6TH ST NE	I-2	Industrial district (heavy)	R-1	One- and two-family residential district
480682000	ERNEST A & DOROTHY PIERZINA	504 6TH ST NE	I-2	Industrial district (heavy)	R-1	One- and two-family residential district
480683000	JASON R & JESSICA COLOMBE	502 6TH ST NE	I-2	Industrial district (heavy)	R-1	One- and two-family residential district
480684000	KEVIN D SNOW	503 7TH ST NE	I-2	Industrial district (heavy)	R-1	One- and two-family residential district
480685001	ERIC N & PATIENCE M O SVOR	511 7TH ST NE	I-2	Industrial district (heavy)	R-1	One- and two-family residential district
480687000	URBAN L & CAROLE OTREMBIA	515 7TH ST NE	I-2	Industrial district (heavy)	R-1	One- and two-family residential district
480893000	BURLINGTON NORTHERN INC	615 9TH ST NE	I-2	Industrial district (heavy)	R-1	One- and two-family residential district
480894000	UPSALA CO-OP CRY ASSOC	400 5TH ST NE	I-2	Industrial district (heavy)	R-1	One- and two-family residential district
480895000	BURLINGTON NORTHERN INC	400 5TH ST NE	I-2	Industrial district (heavy)	R-1	One- and two-family residential district
480895001	UPSALA CO-OP CRY ASSOC	303 6TH ST NE	I-2	Industrial district (heavy)	R-1	One- and two-family residential district
482436000	EDWARD L & RENEE WELINSKI	1900 RIVERVIEW DR	R-2-M	Mississippi headwaters corridor; one- and two-family residential district	R-2	One- and two-family residential district
490002000	DAVID G VNUK	701 LINDBERGH DR NW	I-1	Industrial district (light)	R-2	One- and two-family residential district
490003000	PAUL A SILBERNICK	703 LINDBERGH DR NW	I-1	Industrial district (light)	R-2	One- and two-family residential district
490004000	JOHN VONITTER	711 LINDBERGH DR NW	I-1	Industrial district (light)	R-2	One- and two-family residential district
490005000	HENRY & CORRINE VANKOEVERING	208 3RD ST NW	I-1	Industrial district (light)	R-2	One- and two-family residential district
490006000	JOHN GRZYBEK	206 6TH AVE NW	I-1	Industrial district (light)	R-2	One- and two-family residential district
490007000	DOUGLAS A & LISA L KLOSS	701 3RD ST NW	I-1	Industrial district (light)	R-2	One- and two-family residential district
490007002	MICHAEL THESING BENEFIT TRUST	707 3RD ST NW	I-1	Industrial district (light)	R-2	One- and two-family residential district
490008000	ST OF MN - FORF PROP ONLY	706 4TH ST NW	I-1	Industrial district (light)	R-2	One- and two-family residential district
490008001	GENE LESAK	700 4TH ST NW	I-1	Industrial district (light)	R-2	One- and two-family residential district
490009000	JIMMY JIM CICHON	406 6TH AVE NW	I-1	Industrial district (light)	R-2	One- and two-family residential district
490011001	ST OF MN - FORF PROP ONLY	406 6TH AVE NW	I-1	Industrial district (light)	R-2	One- and two-family residential district
490012000	DENNIS HOLLERMANN	408 6TH AVE NW	I-1	Industrial district (light)	R-2	One- and two-family residential district
490014000	KEVIN G WALDOCK	502 6TH AVE NW	I-1	Industrial district (light)	R-2	One- and two-family residential district
490940000	HENRY & CORRINE VANKOEVERING	713 3RD ST NW	I-1	Industrial district (light)	R-2	One- and two-family residential district

490941000	HENRY & CORRINE VANKOEVERING	713 3RD ST NW	I-1	Industrial district (light)	R-2	One- and two-family residential district
490959000	SANTALA PROPERTIES LLC	405 9TH AVE NW	I-1	Industrial district (light)	R-2	One- and two-family residential district
490960000	SANTALA PROPERTIES LLC	405 9TH AVE NW	I-1	Industrial district (light)	R-2	One- and two-family residential district
491226000	JOHN VONITTER	711 LINDBERGH DR NW	I-1	Industrial district (light)	R-2	One- and two-family residential district
491230000	SANTALA PROPERTIES LLC	715 LINDBERGH DR NW	I-1	Industrial district (light)	R-2	One- and two-family residential district
491231000	JAMES K & LINDA M WITUCKI	713 LINDBERGH DR NW	I-1	Industrial district (light)	R-2	One- and two-family residential district
490951000	THORSTEN B LINDQUIST	702 7TH AVE NW	I-1	Industrial district (light)	I	Industrial district
490952000	WILLIAM E FALLERT	806 8TH ST NW	I-1	Industrial district (light)	I	Industrial district
490952001	STEVEN GEORGE ANASTASION	710 7TH AVE NW	I-1	Industrial district (light)	I	Industrial district
490952002	JOHN S & RADONNA M ZYLKA	812 8TH ST NW	I-1	Industrial district (light)	I	Industrial district
490952003	JOHN S & RADONNA M ZYLKA	812 8TH ST NW	I-1	Industrial district (light)	I	Industrial district
490955000	EAGLE CONSTRUCTION CO INC	515 9TH AVE NW	I-1	Industrial district (light)	I	Industrial district
490955001	RANDALL J RADZIEJ	515 9TH AVE NW	I-1	Industrial district (light)	I	Industrial district
490955002	SUN VENTURES LLC	405 9TH AVE NW	I-1	Industrial district (light)	I	Industrial district
490957000	AMERICAN FARMS INC	405 9TH AVE NW	I-1	Industrial district (light)	I	Industrial district
490958000	AMERICAN FARMS INC	405 9TH AVE NW	I-1	Industrial district (light)	I	Industrial district
490961000	AMERICAN FARMS INC	405 9TH AVE NW	I-1	Industrial district (light)	I	Industrial district
490962000	AMERICAN FARMS INC	405 9TH AVE NW	I-1	Industrial district (light)	I	Industrial district
490964000	JULIE R ROBINSON	807 LINDBERGH DR N	I-1	Industrial district (light)	I	Industrial district
490965000	EMPLOYMENT ENTERPRISES INC	307 9TH AVE NW	I-1	Industrial district (light)	I	Industrial district
490966000	SUN VENTURES LLC	405 9TH AVE NW	I-1	Industrial district (light)	I	Industrial district
490966001	SUN VENTURES LLC	414 9TH AVE NW	I-1	Industrial district (light)	I	Industrial district
490967000	EAGLE CONSTRUCTION CO INC	515 9TH AVE NW	I-1	Industrial district (light)	I	Industrial district
490968000	DJ HOLDINGS LLC	609 9TH AVE NW	I-1	Industrial district (light)	I	Industrial district
490969008	JOHN S & RADONNA M ZYLKA	902 8TH ST NW	I-1	Industrial district (light)	I	Industrial district
490993000	YETZER HOLDINGS LLC	801 8TH ST NW Lot 140	I-1	Industrial district (light)	I	Industrial district
490994000	YETZER HOLDINGS LLC	801 8TH ST NW Lot 140	I-1	Industrial district (light)	I	Industrial district
490995000	YETZER HOLDINGS LLC	801 8TH ST NW Lot 140	I-1	Industrial district (light)	I	Industrial district
490996000	YETZER HOLDINGS LLC	801 8TH ST NW Lot 140	I-1	Industrial district (light)	I	Industrial district
490999000	YETZER HOLDINGS LLC	801 8TH ST NW Lot 140	I-1	Industrial district (light)	I	Industrial district
491229000	BRIAN-PAUL KLEIN CROWDER	1001 LINDBERGH DR NW	I-1	Industrial district (light)	I	Industrial district
491240000	RONALD & ELEANOR TSCHIDA	803 LINDBERGH DR NW	I-1	Industrial district (light)	I	Industrial district
491242000	AMERICAN FARMS INC	803 LINDBERGH DR NW	I-1	Industrial district (light)	I	Industrial district
491243000	RONALD & ELEANOR TSCHIDA	803 LINDBERGH DR NW	I-1	Industrial district (light)	I	Industrial district
491244000	JULIE R ROBINSON	807 LINDBERGH DR N	I-1	Industrial district (light)	I	Industrial district
491248000	RETKA PROPERTIES LLC	1003 LINDBERGH DR NW	I-1	Industrial district (light)	I	Industrial district
482091000	COOL INVESTMENTS INC	1012 HAVEN RD	B-2	General business district	B-2	Noncentral business district
482092000	WILLIAM H & CHERYL R ZARNS	1018 HAVEN RD	B-2	General business district	B-2	Noncentral business district
482093000	LITTLE FALLS DRAY INC	503 9TH AVE NE	B-2	General business district	B-2	Noncentral business district
482094000	CHARLES PETERKA	1006 5TH ST NE	B-2	General business district	B-2	Noncentral business district

## STAFF REPORT

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**Application:** Amendment to Section 11.03.C (Lot Provisions) of the Little Falls City Code. The purpose of the amendment would be to establish standards for development of nonconforming legal lots of record within non-residential zoning districts and to clarify regulations affecting such lots within residential zoning districts.

**Applicant:** City of Little Falls Planning Commission

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### **Background Information:**

) **Proposal:** The current City Code (Chapter 11.03.C – Lot Provisions) addresses when existing lots of record that don't meet current minimum lot size or width standards can be addressed when such lots are zoned for residential (R) use. It does not, however, address when such lots are considered buildable or not when they are zoned for business (B) or industrial (I) use.

The proposed amendment to this section would allow for B and I lots of record not meeting today's width or size standards to be considered buildable if they meet the same 70% standard as applies to residential lots.

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### **Applicable Statutes/Ordinances:**

#### **Little Falls City Code (Current)**

##### 11.03: GENERAL PROVISIONS

##### C. Lot Provisions:

1. A lot of record existing upon the effective date hereof in an R residential district, which does not meet the requirements of this chapter as to area or width, may be utilized for single-family detached dwelling purposes, provided the measurements of such area and width are within seventy percent (70%) of the requirements of this chapter and subject to other applicable requirements of Chapter 11 of the Little Falls City Code, but said lot of record shall not be more intensively developed unless combined with one or more abutting lots or portions thereof so as to create a lot meeting the requirements of this chapter. (Ord. 801, eff. 6-3-1974)
2. Except in the case of planned unit developments as provided for herein, or in zoning district B-3 noncentral business district by conditional use permit, not more than one principal building shall be located on a zoning lot. (Ord. 117, 5th Series, eff. 2-13-2006)

## Little Falls City Code (Proposed)

### 11.03: GENERAL PROVISIONS

#### C. Lot Provisions:

1. A lot of record existing upon the effective date hereof in any R residential district, which does not meet the requirements of this chapter as to area or width, may be utilized for single-family detached dwelling purposes, provided the measurements of such area and width are within seventy percent (70%) of the requirements of this chapter and subject to other applicable requirements of Chapter 11 of the Little Falls City Code, but said lot of record shall not be more intensively developed unless combined with one or more abutting lots or portions thereof so as to create a lot meeting the requirements of this chapter. (Ord. 801, eff. 6-3-1974)

A lot of record existing upon the effective date hereof in any B business or I industrial district, which does not meet the requirements of this chapter as to area or width, may be developed, provided the measurements of such area and width are within seventy (70%) of the requirements of this chapter and subject to other applicable requirements of Chapter 11 of the Little Falls City Code.

2. Except in the case of planned unit developments as provided for herein, or in zoning district B-3 noncentral business district by conditional use permit, not more than one principal building shall be located on a zoning lot. (Ord. 117, 5th Series, eff. 2-13-2006)

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**Planning Commission/Board of Adjustment Direction:** The Planning Commission may recommend to the Council approval of the proposed amendment, table the proposed amendment for more discussion/review or denial of the proposed amendment.