

Greenwood Planning Commission
Wednesday, May 13, 2020
7:00 P.M.

1. CALL TO ORDER/ROLL CALL

Acting-Chair Steingas called the meeting to order at 7:05 p.m.

Members Present: Commissioners Kelsey Nelson, David Steingas, Julie Getchell

Members Absent: Chair Lucking

Others Present: Planning Director Patrick Smith and Council Liaison Kristi Conrad

2. MINUTES

- a) March 11, 2020 - Motion by Getchell to approve the minutes as written. Motion was seconded by David Steingas. Motion carried 3/0.
- b) April 8, 2020 – Planning Commission meeting canceled

3. PUBLIC HEARINGS

3a. Consider the variance request of Rane Jacobus to exceed the side yard setback requirement for the placement of an air conditioning unit for the property located at 5290 Meadville Street.

Smith presented the staff report. The City Council approved a variance to encroach 4.2 feet into the south side yard setback and a variance to encroach 4.1 into the north side yard setback. With the two approved variances, the new house is close to completion and is setback 3.9 feet from the north and south property lines, which prohibits the placement of an air conditioning unit without getting a variance for the five-foot setback requirement. Rane Jacobus is requesting a variance to install an air conditioning unit on the south side of her house which would encroach into the minimum required setbacks for air conditioning units.

Steingas believes that the homeowner made the decision of placing the new house in its location.

Getchell asked if located on the front or back would require a variance. Smith noted that the AC unit could be placed behind the house but would probably be blocking a window, and could be placed in front of the house but would still need a setback variance from the side property line.

Conrad noted that she has concerns with the access to the rear of the yard.

Steingas opened the public hearing.

Jacobus, property owner, addressed the Planning Commission. The new house that she built is six feet more narrow than the previous house in order to move the house away from the residential property to the north. There would be at least two feet between the AC unit and the property line to the south.

Smith corrected the existing setbacks because the house is constructed at an angle to the south property line. Towards the rear of the house, the house is setback 3.9 feet from the south property line. Towards the front of the house, the house is setback 4.1 feet from the south property line. Therefore, the request is for two feet between the AC unit and the south property line.

Jeff Solum, 5280 Meadville Street, addressed the Planning Commission. The AC unit on the previous house was on the east side.

Maureen Burnss, 5080 Meadville Street, addressed the Planning Commission.

Steingas closed the public hearing.

Getchell stated that if the business owner on the south does not have an issue, then the variance is a minor and reasonable request.

Nelson appreciates the AC unit is on the south side of the house and is the best solution.

Steingas stated that there are options on the front and rear sides of the house for the AC unit. Steingas recommends putting the AC unit in the garage.

Motion by Steingas to recommend approval of a one-foot setback variance for placement of an air conditioning unit at 5290 Meadville Street. Seconded by Getchell. Motion carried 2/1. Nelson voted nay because the motion was not the suggested by the applicant and thought locating the AC unit on the southside of the house is reasonable.

3b. Consider an amendment to the Conditional Use Permit for Alvin E. McQuinn for grading at 4900 Meadville Street.

Smith presented the staff report. the City Council approved a Conditional Use Permit to alter the site by more than 1 foot in a 300-square-foot area for the subject property. One of the conditions of the Conditional Use Permit was that the applicant remove the catch basin along Meadville Street. The applicant has designed an alternative grading plan that keeps the catch basin in place. The revised grading plan creates a swale along the north side of Meadville Street. If the existing catch basin is ever clogged with leaves or debris the stormwater will flow through the new swale and out down to Lake Minnetonka. The City Engineer has reviewed and approved the grading plan.

Steingas opened the public hearing. Justin Jacques, representing the applicant, addressed the Planning Commission. Jacques stated that the revised grading plan is an improvement for the neighboring property owners.

Bob Sevey, 4926 Meadville Street, addressed the Planning Commission. Sevey is concerned with the level of their basement door in relation to the new grading of the subject site.

Steingas closed the public hearing.

Nelson felt good about the plan. Getchell thinks it is an improvement. Steingas stated the proposed plan is better for the Sevey property.

Motion by Steingas to recommend approval of the Conditional Use Permit as proposed for the property located at 4900 Meadville Street as conditioned by staff. Seconded by Nelson. Motion carried 3/0.

3c. Consider amending the zoning ordinance regarding construction hours.

Smith presented the staff report. Nelson asked if this is brought about because of the Coronavirus issue. Conrad stated that this has been a longer complaint. Steingas stated that most builders already follow the proposed schedule. Motion by Steingas to recommend approval of the construction hours. Seconded by Nelson. Motion carried 3/0.

4. NEW BUSINESS

None

5. LIAISON REPORT

Kristi Conrad provided a brief update on the proposed landscaping ordinance. Council changed some of the proposed language and directed it to go back to the Planning Commission for their review and comment.

6. ADJOURN

Motion by Getchell to adjourn the meeting. Steingas seconded the motion. Motion carried 3-0. The meeting was adjourned at 8:40 p.m.

Respectively Submitted,
Patrick Smith, Planning Director