



AGENDA

Greenwood City Council Worksession

Tuesday, November 12, 2013
20225 Cottagewood Road, Deephaven, MN 55331

*The purpose of the worksession is for the city council to gather input from interested parties.
The city council cannot take official action at worksessions.*

TOPIC: ORDINANCE 222, AMEND GREENWOOD ZONING CODE CHAPTER 11 TO ADD SECTION 1123 R-1C SINGLE-FAMILY RESIDENTIAL DISTRICT, ADD RELATED DEFINITIONS TO CHAPTER 12, AND AMEND SECTION 1150.20 REGARDING CONDITIONAL USES

- 4:00pm 1. CALL TO ORDER ~ ROLL CALL ~ APPROVE AGENDA
- 4:00pm 2. BRIEF OVERVIEW
- (a) When reviewing the R-1A Single-Family Residential District for adoption of ordinance 216 related to home occupations, the city council decided it was not appropriate to list "Theater" as a conditional use in the entire R-1A, so the council removed "Theater" from the list of conditional uses when that ordinance was approved.
 - (b) With the passage of the home occupations ordinance, the old Old Log now is a "legal nonconforming use." Which means the Old Log's structures can be maintained, but they cannot be expanded. The owners cannot even add 1 foot onto a building, because they cannot apply for a conditional use permit (CUP) or a variance unless "Theater" is listed as a use in the zoning district where the Old Log resides.
 - (c) Since it never was the city council's intention to take away the CUP option for the Old Log, the council directed the creation of ordinance 222 (attached) to establish an R-1C district with the same rules for the property that were in place when it was purchased.
 - (d) The ordinance also updates the definition of "Theater" to reflect historic uses.
 - (e) The ordinance also adds "operational" items to the list of examples of conditions that may be imposed on a CUP if the new owners apply for a CUP (which they cannot do until the new ordinance is approved).
 - (f) The Old Log predates the city's ordinances, so a CUP never has been issued to the property.
 - (g) Change of ownership is not a trigger that requires a CUP application.
- 4:05pm 3. WHEN IS THE OLD LOG REQUIRED TO APPLY FOR A CONDITIONAL USE PERMIT?
See attached concept by Councilman Bill Cook
- 4:10pm 4. DISCUSS OLD LOG NEIGHBORS' CONCERNS
See attached "Concern Overview" and spreadsheet
- 5:15pm 5. ADJOURNMENT