

**OSSEO PLANNING COMMISSION MINUTES
REGULAR MEETING
May 18, 2020**

1. CALL TO ORDER

The regular meeting of the Osseo Planning Commission was called to order by Chair Thostenson at 6:00 pm, Monday, May 18, 2020. Due to the COVID-19 pandemic this meeting was held virtually.

2. ROLL CALL

Present: Commission members Dee Bonn, Deanna Burke, Kenny Nelson, Michael Olkives, Dan Penny, and Chair Ashlee Thostenson

Absent: Commission member Alden Webster.

Others present: City Administrator Riley Grams.

3. APPROVAL OF AGENDA

A motion was made by Penny, seconded by Burke, to approve the Agenda as presented. A roll call vote was taken. The motion carried 6-0.

4. APPROVAL OF MINUTES

A. Approve March 16, 2020, Minutes

A motion was made by Burke, seconded by Thostenson, to approve the March 16, 2020, minutes. A roll call vote was taken. The motion carried 6-0.

5. PUBLIC COMMENTS

Chair Thostenson advised this is the time for public comments for items that are not on the agenda for tonight's meeting. There were no comments from the public.

6. PUBLIC HEARINGS

A. Variance Request for Private Garage at 8 4th Avenue NE

City Administrator Riley Grams stated the property is centrally located in Osseo's residential districts, just north of Broadway Street East. The site holds a single family dwelling with an attached garage, which is proposed to be maintained. The principal structure is 11' 8" feet high with a hip roof (the average height from the ridge of 14'4" and bottom of the eaves at 9'4"). The owner of the single-family residential property at 8 4th Avenue NE seeks a variance to construct a freestanding 22' x 40' garage with a front setback of 18'. The applicant also requests a variance for the maximum height of a private garage. The proposed variance would increase the allowed height from 15' to 16'; however, the Zoning Code provides this method for determining building height:

BUILDING HEIGHT. The vertical distance measured from curb level or its equivalent, to the highest point of the roof surface on a flat roof, to the deck line of mansard roofs, and to the mean height level between eaves and ridge of gable, hip, and gambrel roofs.

Grams reported the application drawings show the bottom of the proposed garage eaves at 13' 6" above grade, with the ridge at 18' 6" above grade. The average of these measurements, and therefore the building height as defined by City Code, is 16'. Staff commented on the request in further detail and recommended approval of the variance.

A motion was made by Olkives, seconded by Burke, to open the Public Hearing at 6:10 p.m. A roll call vote was taken. The motion carried 6-0.

Grams read the comments received from the public. He reported staff received a comment from David Alexander at 333 Broadway Street East. Mr. Alexander notes he has been a resident of Osseo for over 30 years and lives directly across from 8 4th Avenue NE. Mr. Alexander supported the new neighbors moving in and wanting to improve the property. Mr. Alexander supported the construction of a garage stating this would take cars off of the street and getting them under cover. Mr. Alexander discussed how Mr. Albers has been improving the property, which helped the entire neighborhoods property value. Mr. Alexander commented he did not oppose the 10" to 12" of additional height to the garage and encouraged the Commission to approve the variance requested.

Grams reported he also received a comment from Barb Gonyea at 409 East Broadway. Ms. Gonyea was slightly concerned about the size of the proposed garage given the fact it would be directly behind her home.

A motion was made by Burke, seconded by Bonn, to close the public hearing at 6:15 p.m. A roll call vote was taken. The motion carried 6-0.

Nelson questioned if a side setback variance was also being requested. Grams reported the proposed development would bring the garage five feet from the side setback. He explained the applicants had requested a setback and building height variance.

Burke commented she supported the proposed garage request as it would improve the property, while also increasing the property value. She indicated there was space on property for the garage.

Nelson expressed concern that the request from the applicant doesn't explicitly state that they needed a front yard, side yard and building height variance. He explained it appears the garage would be in front of neighboring houses and stated this may be a concern. Grams reviewed the comment received the from the neighbor directly across the street noting Mr. Alexander was supportive of the request while the rear neighbor was concerned about the size of the proposed garage.

Grams reported Mr. Albors had emailed him with a comment regarding the side setback and noted he was told by Ms. Abts that the side setback was five feet, which may be the reason there was confusion and no mention of a side setback variance. He explained the variances being requested are as follows: an 18 foot front yard setback when 25 feet was

required, a 5 foot side yard setback when 15 feet was required, and a building height variance.

Nelson stated he believed this was a great project and he was happy this resident was requesting to improve the property. He explained his only concern was with the side setback given the fact the garage would be extremely close to the neighbors. He suggested the garage be moved two feet closer to the home. Grams apologized for his earlier statement. He reported the five foot side yard setback was for accessory buildings and a 15 foot setback was required for the primary dwelling.

Nelson recommended staff update the City's website to ensure the side yard setback language was correct. He explained he put up a shed a few years ago and used the City website's side yard setback language, which was 15 feet. Grams stated he would review this language to ensure it was correct.

Nelson commented this roadway was narrowed by the City and he stated he could support the front yard setback.

Olkives indicated he was very concerned about how the neighbors would respond to this request. He was pleased the neighbors had not strongly opposed the project. He stated he supported the proposed garage with the variances.

A motion was made by Nelson, seconded by Burke, to recommend the City Council approve the Front Yard and Building Height Variance requests at 8 4th Avenue NE. A roll call vote was taken. The motion carried 6-0.

7. OLD BUSINESS – None.
8. NEW BUSINESS – None.
9. REPORTS OR COMMENTS: Staff, Chair & Commission Members

Grams reported City Planner Nancy Abts has resigned her position in the City to spend more time with her family. He thanked Ms. Abts for her years of dedicated service to the City of Osseo. He wished Ms. Abts the best in the future.

Bonn explained the Step To It Challenge was underway at this time. She encouraged all Osseo residents to participate and post their steps.

Penny stated the City would greatly miss Nancy Abts. He wished Ms. Abts the best in the future.

Nelson wished Ms. Abts the best and thanked her for her tremendous service to the City of Osseo.

Olkives stated Ms. Abts would be greatly missed and wished her well.

Burke wished Ms. Abts the best.

Thostenson thanked Ms. Abts for her dedicated service to the community and wished her well in her future endeavors.

10. ADJOURNMENT

A motion was made by Olkives, seconded by Bonn, to adjourn the meeting at 6:37 pm. A roll call vote was taken. The motion carried 6-0.

Respectfully submitted,

Heidi Guenther
Minute Maker Secretarial