

Lewiston Planning and Zoning
Public Hearing and Board of Adjustments Minutes
June 20, 2017
Lewiston City Hall – 6:00 P.M.

1. Call to Order

The Planning and Zoning Public Hearing and Board of Adjustments meeting was called to order by Mayor Carlson at 6:00 pm on June 20, 2017.

2. Roll Call

Present (9): Mayor Beth Carlson, Council Member Larry Rupprecht, Council Member Bryce Lange, and Council Member Jeremy Kelly. Zoning Commission members; Tim Dahl, Patricia Matzke, Jeremy Neeck, and Roy Kryzer. Not Present (1): Council Member Dan Robertson

3. Conditional Use Permits

3.1- Denise Van Etten

The Conditional Use Permit application for Denise Van Etten was presented to the public and was available to receive comment. The application was to allow for the sale of home baked goods to be sold out of Van Etten's residence in an R-1- One and Two Family Residence Districts. The production and sale of the home baked goods is governed by Minnesota Cottage Law.

Motion by Paul Doran to approve the recommendation to City Council for the conditional use for the sale of baked goods as permitted as a conditional use under city ordinance 907.02 paragraph 3- Home occupations subject to specific performance standards which are set by Minnesota Cottage Law for Denise Van Etten located at 460 1st Avenue North. Seconded by Patricia Matzke. Approved (P/Z) 5-0.

3.2- Lewiston Senior Living LLC

The Conditional Use Permit application for Lewiston Senior Living was presented to the public and was available to receive comment. The application was to allow for the operation of an assisted living facility in an R-2- Multi-Family Residential District. The application also requested to allow for two signs to be placed on the property no to exceed 48 square feet.

A recommendation was made to remove the sign request from the application as a zoning amendment should be made for the allowance of larger signs in an R-2 district.

Tim Dahl motioned to allow for City Council to research and implement a zoning amendment regarding signage in an R-2 district. Seconded by Paul Doran.

Motion by Tim Dahl to approve the recommendation to City Council for the conditional use of for the operation of an assisted living facility as permitted as a conditional use under city ordinance 908.03 paragraph 7- Nursing homes, hospitals, and sanitararia for Lewiston Senior Living LLC located at 505 East Main Street. Seconded by Paul Doran. Approved (P/Z) 5-0.

4. Variance Request

4.1- Rita and Jon Douglas

The Variance Request application for Rita and Jon Douglas was presented to the Board of Adjustments and available to receive public comment. The application was to allow for the set-backs on the Douglas's property to be adjusted to three feet to allow for the a pole-type structure to be built.

Motion by Council Member Larry Rupprecht to approve the recommendation to City Council for the variance request of lot set-backs to be reduced to three (3) feet set-backs as practical difficulties were present and approved by the Board of Adjustment for Jon and Rita Douglas located at 40 West Main Street. Seconded by Council Member Jeremey Kelly. Approved (BoA) 4-0.

Member Lange motioned to adjourn the Planning and Zoning Public Hearing and Board of Adjustments meeting. Seconded by Member Kelly. Approved 4-0.

The Planning and Zoning Public Hearing and Board of Adjustments meeting was adjourned at 7:16 pm on June 20th, 2017.

Submitted By:
Travis Brierley
City Administrator/Clerk