

NOT APPROVED
**ANOKA PLANNING COMMISSION
REGULAR MEETING
ANOKA CITY HALL
WEDNESDAY, MARCH 4, 2020
7:00 P.M.**

CALL TO ORDER:

The regular meeting of the Anoka Planning Commission was called to order at 7:00 p.m.

ROLL CALL:

Planning Commissioners present: Chair Don Kjonaas, Karna Brewer, Borgie Bonthuis, Shari Nemec, and Peter Rech

Planning Commissions absent: Nancy Coleman and James Cook.

Staff present: Associate Planner Clark Palmer

APPROVAL OF MINUTES:

- a. Approval of February 4, 2020 Regular Meeting Minutes

Commissioner Nemec noted on page six, the fourth paragraph from the bottom, it should state, "...~~eight~~ one year..."

MOTION WAS MADE BY COMMISSIONER BONTHUIS, SECONDED BY COMMISSIONER NEMEC, TO APPROVE THE MEETING MINUTES OF FEBRUARY 4, 2020, REGULAR MEETING AS AMENDED.

5 ayes – 0 nays. Motion carried.

Commissioner Brewer stated that there were a few items that indicated that staff would check with the City Attorney and asked if there was an update.

Associate Planner Palmer stated that staff met with the City Attorney but would refrain from having those discussions at this meeting. He stated that progress has been made on the application and staff will provide an update. He confirmed that the item has not moved forward to the City Council as of yet.

NEW BUSINESS:

None

OLD BUSINESS:

None

PUBLIC HEARINGS ON NEW APPLICATIONS:

Variances for Building Setbacks and Impervious Surface Lot Coverage; 1803 8th Avenue

Associate Planner Palmer reported the applicant, 1803 8th Avenue, is seeking to expand their home with three building additions and a new front porch. The home is located on a corner lot. Two of the additions are located to the east and west of the existing one-car garage and attached breezeway. Another building addition is proposed at the south and east sides of the existing home. The home is currently a licensed rental property and the owners currently reside in Florida. The owners are interested in occupying the home as their retirement home. The additions will expand the livable flood area of the home and expand the existing one-car garage to a two-car garage. He provided details on the requested variances for the side-yard setback, front yard setback and maximum lot coverage. He stated that staff finds the application for variances meets the criteria required for approval based on the findings listed in the staff report and recommends approval of the variances with the condition noted in the staff report. He explained that along with the addition, the homeowner would be doing a complete renovation of the exterior of the home.

Commissioner Brewer stated that the address of the home is on 8th Avenue but the setback calculations use Madison Avenue. She asked if the average setback for 8th Avenue.

Associate Planner Palmer reviewed some of the setbacks along 8th Avenue.

Chair Kjonaas opened the public hearing at 7:21 p.m.

Larry Perry, 747 Madison, stated that he and his wife support this request. He noted that the other homes along 8th Avenue are closer to the road than the addition would be. He commented that he did not see any negative impacts from the proposed addition.

As no one further wished to appear, Chair Kjonaas closed the public hearing at 7:25 p.m.

MOTION WAS MADE BY COMMISSIONER BONTHUIS, SECONDED BY COMMISSIONER BREWER, TO RECOMMEND APPROVAL OF THE VARIANCES BASED ON THE FINDINGS IN THE STAFF REPORT SUBJECT TO THE FOLLOWING CONDITION:

1. All site improvements shall be consistent with the approved site plan. Any deviations from the approved site plan shall require additional review and approval by the Planning Commission and City Council.

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5 ayes – 0 nays. Motion carried.

MISCELLANEOUS:

Next special meeting will be Tuesday, March 17th at 5:00 p.m.

ADJOURNMENT:

MOTION WAS MADE BY COMMISSIONER RECH, SECONDED BY COMMISSIONER NEMEC, TO ADJOURN THE MEETING.

5 ayes - 0 nays. Motion carried.

Time of adjournment: 7:27 p.m.

Submitted by: Amanda Staple, *TimeSaver Off Site Secretarial, Inc.*