

**MINUTES
CITY OF DELANO
Planning Commission
Monday, February 12, 2018
7:00 PM**

1. Call to Order

Jon Krieg, Chair, called the regular meeting of the Delano Planning Commission of Monday, February 12, 2018 to order at 7:00 PM.

2. Roll Call

Members Present: Jon Krieg, Chair; Larry Bartels; Angela Kalthoff; Nat Malen; Steve Williams

Members Absent: Jeremy Clarke; Jeff Demeules

Also present: Al Brixius, City Planner; Dale Graunke, Mayor and Council Liaison; Scott Dornfeld, Building Official; Justin Markon, Recorder

3. Approval of Agenda

Motion by Bartels, seconded by Kalthoff to approve the agenda as presented; motion carried.

4. Minutes

A. Minutes of the Delano Planning Commission meeting of Monday, January 8, 2018

Motion by Williams, seconded by Bartels to approve the minutes of the meeting on January 8, 2018; motion carried.

5. Public Hearing

A. Consider request from 321 River Street North for a variance application for front porch on residential home Attachments: Exhibits

Brixius presented the variance request from Timothy Bauman, property owner of 321 River Street North. The application is for the addition of a front porch to the house, which would be a covered entrance and increase the street side appeal. Brixius noted that the porch would extend 8.4 feet into the required setback of 25 feet. According to the Comprehensive Plan, projects like this are allowed to promote reinvestment and add value and appearance to older housing stock. Brixius specifically noted that there is no driveway access to River Street North on this block, so the porch would not hinder sightlines. He concluded that the porch should be built to the drawing specifications without a railing and cannot be converted to a three-season porch or enclosed as a house addition.

Motion by Williams, seconded by Krieg to open the public hearing, motion carried.

Krieg called once for public comment.

Mayor Graunke asked if the porch could be built with screens, and Timothy Bauman (321 River Street North) said that he would like the option to add screens. Brixius said that he would encourage taking out screening from the initial recommendation and that Bauman could work with Dornfeld and Brixius on this future planning.

Bartels asked if notice has been given to adjoining property owners regarding the porch and public hearing, and Brixius said that they had been notified.

Krieg called a second and third time for public comment.

Motion by Bartels, seconded by Kalthoff to close the public hearing; motion carried.

Motion by Krieg, seconded by Kalthoff to recommend approval of the variance application for a porch, without screening, and special notice of no driveways on the blockface; motion carried.

- B. Consider request from Industrial Louvers for a preliminary and final plat review for 511 7th Street South Attachments: Exhibits

Brixius shared that an expansion of Industrial Louvers was approved in spring 2017. As a condition of that approval, various lots owned by LBJ Enterprises LLC (Industrial Louvers) must be consolidated by eliminating interior property lines. The final plat will have two lots on two blocks. Final approval is contingent on various easements being shown as stated in the City Engineer's report.

Motion by Krieg, seconded by Williams to open the public hearing; motion carried.

Krieg called three times for public comment.

Motion by Bartels, seconded by Kalthoff to close the public hearing; motion carried.

Bartels asked if the applicant was aware of the plat and if they are in favor, and Brixius said they were.

Motion by Bartels, seconded by Krieg to recommend approval of the preliminary and final plat review; motion carried.

6. New Business

Brixius shared that there are 3-4 very interested industries for the business park. This spring will hopefully bring multiple applications to start building.

7. Old Business

8. Updates and Future Land Use Development Applications

9. Other Business

10. Adjournment

There being no further business to discuss, the regular meeting of the Delano Planning Commission of Monday, February 12, 2018 was adjourned at 7:16 PM.