

MINUTES  
CITY COUNCIL  
CITY OF WOODLAND



MONDAY, JUNE 13, 2016

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Acting Mayor Carlson called the meeting to order at 7:00 p.m.

2. ROLL CALL

Present: Acting Mayor Carlson, Council Members Massie, and Newberry

Excused: Mayor Doak and Council Member Weiner

Staff Present: Dale Cooney, Zoning Coordinator and Kathy McCullum, City Clerk

3. CONSENT AGENDA

A. Approval of the May 9, 2016 City Council minutes.

Massie moved, seconded by Newberry to approve the Consent Agenda as presented. Motion carried 3-0.

4. PUBLIC COMMENT – None

5. PUBLIC HEARINGS

A. Public Hearing to consider the requests of Alexander Design Group for the property at 2830 Breezy Heights Road for variances from the minimum required side yard setbacks, and to exceed the maximum permitted impervious surface area.

Acting Mayor Carlson opened the public hearing.

Acting Mayor Carlson requested that the applicant, Kathy Alexander from Alexander Design Group, present information on the request. Ms. Alexander explained that the property owners' goal is to maintain the "old world feel" of the existing home with the new design. She noted that the house is designed to allow the applicants to age in place, and includes a space for an elevator that will be installed in the future.

Ms. Alexander explained that the house was constructed in 1903 and is in disrepair. She presented drawings of the exterior of the new house and also pictures of the deterioration within the house. Ms. Alexander said that the house was designed to maintain the existing building width and the same setback. She

noted that there is additional hard surface coverage because of the new driveway design that includes a turnaround.

Property owner, Penelope Horning, approached the Council and explained that the house was constructed in 1903 and it was constructed without air ducts. Therefore, there is no central air conditioning and some of the rooms are not heated. Ms. Horning said that she and her family have lived in the house for 32 years, they have improved the building throughout the years, but it is deteriorating. She said the new home's design will allow her and her husband to stay in Woodland.

Acting Mayor Carlson requested the staff report from Zoning Administrator Dale Cooney.

Mr. Cooney said that 2830 Breezy Heights Road is a long, narrow property that is 55 feet wide. There is currently an existing non-conforming house on the property, and the property owners would like to build a new house closer to the lake. Mr. Cooney noted that the new house would be built as close as 75 feet from the Ordinary High Water Level and a variance for grading over three feet on the west side is also requested.

Mr. Cooney said that staff recommended approval of the requests.

Council Member Massie requested information regarding drainage on the west side of the property. Mr. Cooney said that the grading plan maintains the existing drainage patterns. He said that a new drainage swale is part of the landscape plan which will direct runoff to the lake.

Acting Mayor Carlson thought that a rain garden would help mitigate runoff from the addition of hard surface coverage. Ms. Horning said that she always tries to ensure that anything she places on her property is environmentally sensitive. She agreed that a rain garden would be helpful and she would be willing to install one on the property.

In response to a question from Council Member Massie, Mr. Cooney clarified that the shed that is currently on the property will be removed which will reduce the hardsurface coverage.

The public hearing was closed.

Newberry moved, seconded by Massie to approve the requests of Alexander Design Group for the property at 2830 Breezy Heights Road for variances from the minimum required side yard setbacks, and to exceed the maximum permitted impervious surface area based on the following findings:

- a. The variance will be in harmony and keeping with the spirit and intent of the zoning ordinance:

Section 900.01 outlines the purpose and intent of the ordinance as the principal means of attaining the goals and standards set forth in Woodland's Comprehensive Plan, including preservation of open space, scenic views, natural topography and habitat, wetlands, lakes, indigenous vegetation and trees, and rehabilitation of existing housing units on their present location.

The proposal seeks to remove an existing non-conforming house and replace it with a new non-conforming house that has similar encroachments to the existing house. Since a conforming house is not possible on this lot, the spirit and intent of the ordinance is met by limiting undue impacts on neighboring properties, while also allowing a reasonable house to be built on the property.

- b. The variance request is consistent with the comprehensive plan.

The request is consistent with the Comprehensive Plan in that it maintains the single family nature of the neighborhood.

- c. The proposal puts the property to use in a reasonable manner:

The proposal puts the property to a reasonable use. Apart from moving the home closer to the lake, the manner of use of the property will be very similar to its current use.

- d. There are circumstances unique to the property not created by the landowner:

The lot is 55 feet wide, and it would not be possible to build a zoning code compliant house on the property. The length of the lot creates practical difficulties in providing access to the property while still meeting the hardcover restrictions.

- e. The variance(s) will not alter the essential character of the locality:

The essential character of the neighborhood would not be impacted by the proposal since the proposal is similar to the existing conditions on the property and similar in scope and scale to other houses within the area.

The Council discussed whether a condition of approval should be added to require a rain garden and agreed that it should be part of the approval.

Newberry moved, seconded by Massie an *amended* motion to approve the requests based on the findings as noted above and with the following condition:

1. The applicant shall install a rain garden on the property which is designed to mitigate storm water runoff.

Motion carried 3-0.

6. NEW BUSINESS – None

7. OLD BUSINESS – None

8. MAYOR'S REPORT – None

9. COUNCIL REPORTS

A. Carlson –Enterprise Finance and Operations, Intergovernmental Relations, and MCWD

Acting Mayor Carlson presented information relating to the Governor's veto of a tax bill. The bill would have benefitted some cities in the State of Minnesota, however, would not have had any impact on the City of Woodland.

B. Massie – Road right-of-way maintenance, Trees, Deer Management

Council Member Massie reported that he will be keeping a close watch on the County Road 101 reconstruction in the vicinity of the Breezy Point curve to ensure that is completed properly.

C. Newberry – Ordinances, Septic Ordinance, and Inspections – None

D. Weiner – Public Safety, Police and Fire, General Finance – None

10. ACCOUNTS PAYABLE

Massie moved, seconded by Newberry to approve the Accounts Payable as presented.  
Motion carried 3-0.

11. TREASURER'S REPORT

Newberry moved, seconded by Massie to approve the Treasurer's Report as presented.  
Motion carried 3-0.

12. ADJOURNMENT

Newberry moved, seconded by Massie to adjourn the regular meeting of June 13, 2016.  
Motion carried by consensus. The meeting adjourned at 7:20 p.m.

ATTEST:

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Kathryne A. McCullum, City Clerk

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James S. Doak, Mayor