

**City of Pine Island
Planning and Zoning Commission
Agenda**

Tuesday – April 9, 2013

7:00 PM

Second Floor – City Hall
250 South Main Street

- I. Roll Call
- II. Pledge of Allegiance.
- III. Minutes of March 12, 2013.
- IV. Public Hearing – Variance request from Land O’ Lakes, Inc. for a setback to allow the construction of an addition to an existing building located at 206 Second ST NE.
- V. Adjourn.

**City of Pine Island
Planning and Zoning Commission
Minutes
Tuesday, March 12, 2013
7:00 PM – City Hall**

Roll Call: Meeting called to order by Chairman Hames at 7:00 PM

Present: Roy Larson, T.J. Schutz, Ken Hames and Harlan Pahl.

Absent: Grant Friese,

Also present: Council Liaison Randy Bates, Bess Quimby, Gary Quimby, Jim & Diane Widman, Michelle Wiskow, Mr. Swan, Dale Allen, Bonnie Gathje, Perry Olsgard, Cindy Oelkers, Steve Oelkers, Mark Swarthout, Rod Steele and Jon Eickhoff.

Minutes of October 9, 2012. Motion by Larson and second by Pahl. Approved 4-0-0.

Chairman Hames opened Public Hearing – Amending Section 10.33, of the Pine Island City Code – Allowing for Outdoor Wood-Burning Furnaces within the city limits of Pine Island.

Bess Quimby presented their case. Gary Quimby stated, since it is zoned Ag, wood boilers should be allowed. Jim & Diane from Welch Boilers (Central Boilers) talked about their products. Chairman Hames questioned Central Boilers on how their product meets EPA guidelines being proposed.

Michelle Wiskow spoke to the P&Z against the placement of the furnace. Her son has respiratory illnesses and they are the closest neighbors.

Mayor Steele commented that he does not see a problem on this much acreage. This unit is “like” a non-regulated recreational fire.

Steve Oelkers spoke in support of the wood burner.

Harlan Pahl commented that he heats with wood and emphasizes that the wood needs to be dry.

Roy Larson asked the manufactures about down drafts toward the neighbors, and about distance from the proposed burner to the nearest lot line. Bess Quimby stated it may be about 500 feet.

Chairman Hames would like to see some of the EPA suggested items included in an ordinance instead of acreage and would like to keep away from “spot” zoning.

Motion to close the public hearing by Larson and second by Schutz. Approved 4-0-0.

P&Z Commission discussed wood burners in detail. Chairman Hames recognized there was a letter of support for the Quimby’s by Eugene Gutzmer.

Motion by Schutz and second by Larson to keep Section 10.33 of the Pine Island City Code the same. Approved 4-0-0.

Dale Allen Inquiry – Remove his land from Pine Island Future Land Use Map

Dale Allen spoke on removal of his property from the land use map. Elk Run property abuts the property. Lengthy discussion followed by P&Z Commission.

Motion to recommend to City Council to remove Dale Allen’s land from Future Land Use Map and waive the fees by Schutz and second by Larson. Approved 4-0-0.

Motion to adjourn at 8:06 PM by Schutz, second by Larson. Approved 4-0-0.

Respectfully Submitted,
Jon Eickhoff

**CITY OF PINE ISLAND
250 S MAIN ST
PINE ISLAND, MN 55963**

NOTICE OF PUBLIC HEARING

VARIANCE REQUEST

Notice is hereby given that the Planning and Zoning Commission of the City of Pine Island, Minnesota will hold a Public Hearing on Tuesday, April 9, 2013, 7:00 PM, Second Floor City Hall. The purpose of the hearing is to consider a request from Land O' Lakes, Inc. for a setback variance. This variance request was filed to allow the construction of an addition to an existing building located at:

206 Second ST NE
Parcel # 68-100-0011

Any person wishing to comment on the variance request may do so by submitting written comments to the Deputy Clerk P.O. Box 1000, Pine Island, Minnesota 55963, or in person at the time and place of the hearing.

Cindy Oelkers
Deputy Clerk

PETITION FOR VARIANCE

Date 3/18/2013

Person(s) applying for variance Land O Lakes INC.

Address 206 2nd STREET N.E.

Telephone # 507-356-3118 Other # _____

Legal description of property: Lot: PT of Lots 4,5,6,7,8,9,10 Block: 1

Plat/Parcel# 68100011 Addition: _____

Reason for variance: Addition will attach to existing building which does not meet setbacks (Variance was given for the previous existing building).

Names and addresses of the property owners abutting directly on the property described in this application: Parcel - 681000770 listed as city of Pine Island
Parcel - 681000750

- 1. Are there exceptional or extraordinary circumstances to the properties which do not apply generally to other properties in the same zone or vicinity and result from lot size or shape, topography or other circumstances over which you, as owner, have had no control?

Yes _____ No X

Comment _____

- 2. Do you declare the special conditions or circumstances have not resulted from your actions?

Yes _____ No X

Comment We are simply tying on to an existing building which already has a variance

- 3. Is the variance requested the minimum variance which would alleviate the hardship? (Economic conditions alone are not considered a hardship.)

Yes X No _____

Comment We would like to continue on the same building line for space reasons and so that the addition blends in with the existing structures.

4. Will the proposed variance be sufficiently compatible so as to not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or substantially diminish or impair property values within the neighborhood?

Yes X No _____

Comment It is located in an existing EL
so there is no impact whatsoever

Signature 

For Planning and Zoning Commission Use Only

PETITION FOR VARIANCE

1. Is it concluded the literal interpretation of the provisions of the Zoning Chapter will not deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Chapter?

Yes _____ No _____

Comment _____

2. Is it concluded that granting the variance will not conger on the applicant any special privilege that is denied by the Zoning Chapter to owners of other lands, structures or buildings in the same district?

Yes _____ No _____

Comment _____

3. Is it concluded the variance would not be materially detrimental to the purpose of the Zoning Chapter, or to other property in the same zone?

Yes _____ No _____

Comment _____

Planning and Zoning: Approved: _____ Denied: _____

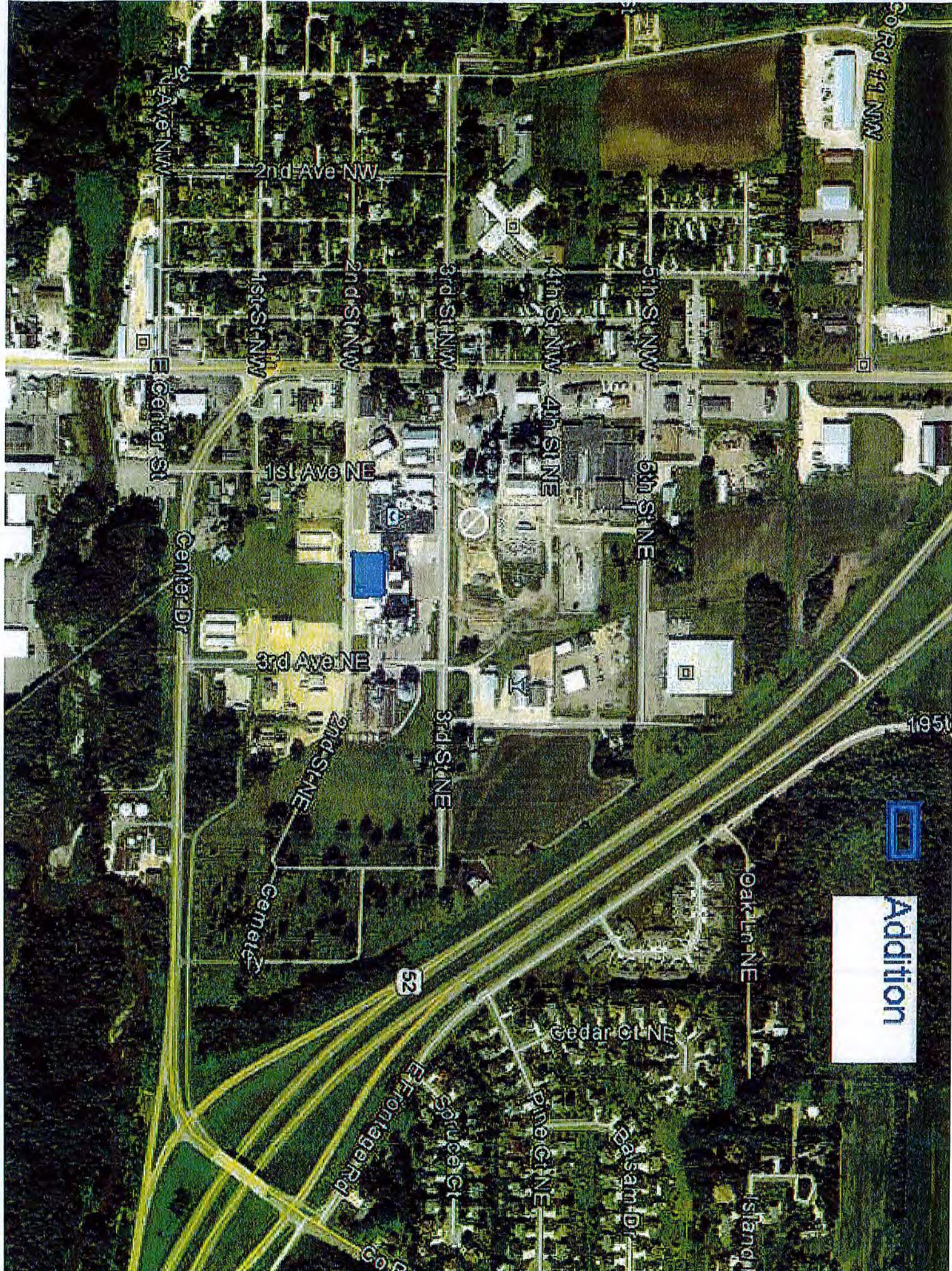
Signature _____

Date of Publication: 3/27/13 Date of P&Z meeting: 4-9-13

Notices sent: 3/25/13

Date of Council meeting: _____ Approved: _____ Denied: _____

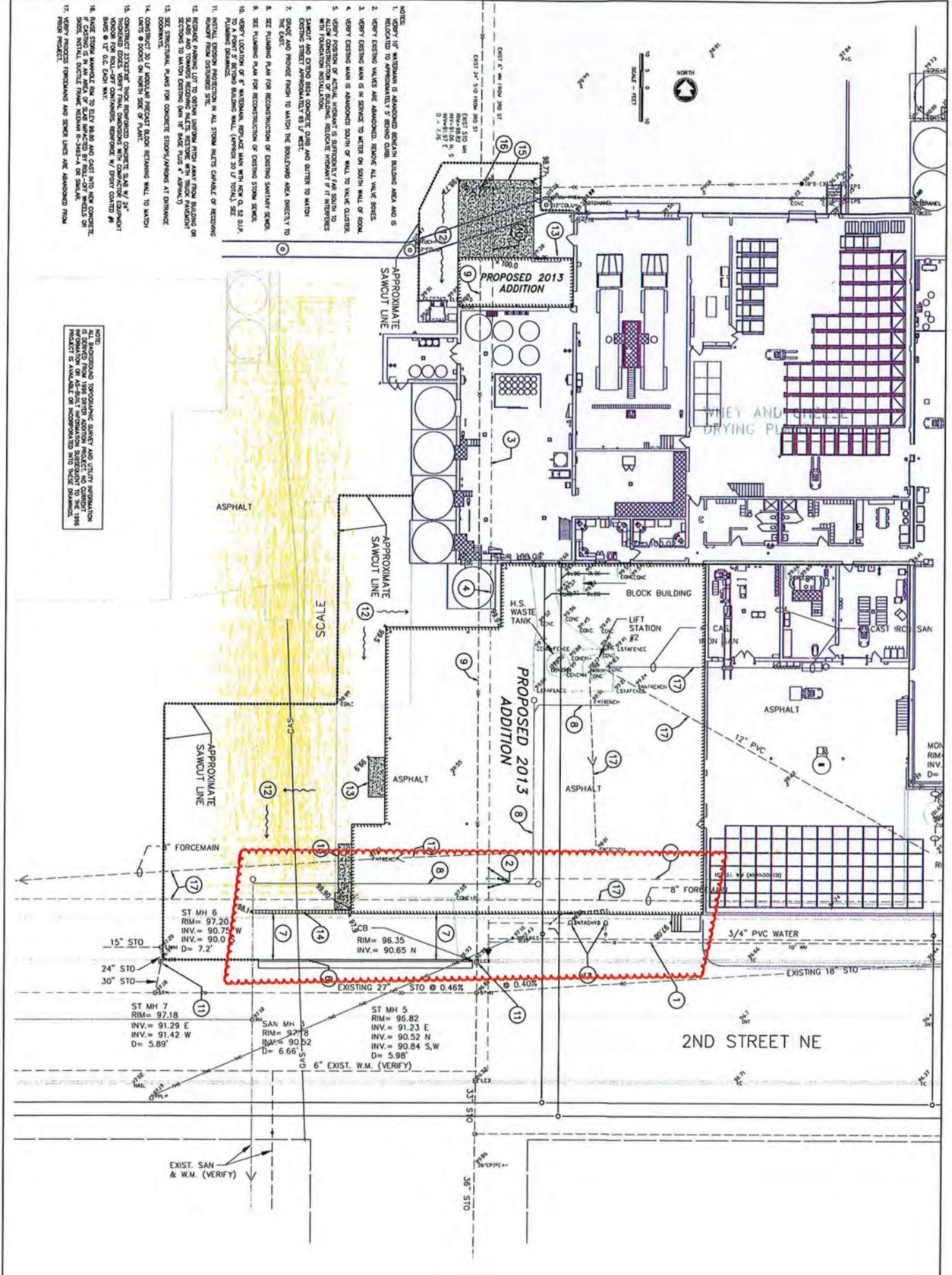
City Administrator: _____



Addition

1. VERIFY IF WATERTABLE IS AROUND EXISTING BUILDING AREA AND IS RELOCATED TO APPROXIMATE 5' BOUND CLERK.
2. VERIFY EXISTING VALVES ARE AROUND. REMOVE ALL WALK BOXES.
3. VERIFY EXISTING MAIN IS IN SERVICE TO WATER ON SOUTH WALL OF ROOM.
4. VERIFY EXISTING MAIN IS AROUND SOUTH OF WALL TO WALK CLERK.
5. VERIFY POSITION OF ACTUAL WATERTABLE IS GENERALLY FAR SOUTH TO ALLOW CONSTRUCTION OF BUILDING. RELOCATE IN FRONT OF INTERFERING WITH FOUNDATION INSTALLATION.
6. VERIFY AND EXISTING BENCH CONCRETE CLAS AND OTHER TO MATCH.
7. EXISTING STREET APPROXIMATE 8' TO WEST.
8. SET AND PROVIDE FINISH TO MATCH THE BOUNDARY AREA DIRECTLY TO EXISTING STREET.
9. SET FLOORING PLAN FOR RECONSTRUCTION OF EXISTING SHOWER ROOM.
10. VERIFY LOCATION OF WATERTABLE. REPLACE MAIN WITH NEW CL. 25 DIA. PUMPING BALANCE.
11. INSTALL BENCH PROTECTION IN ALL STORM MAINS OPPOSITE OF RECEIVING MAIN FROM DISTURBED SITE.
12. REMOVE PARKING LOT TO OBTAIN UNIFORM FLOOR AREA FROM BUILDING ON SOUTH SIDE OF LOT. REMOVE EXISTING MAIN WITH TRUCK PAVEMENT TO WHICH EXISTING MAIN IS SIDE FLOOR W/ APPROXIMATE 4' APPROXIMATE.
13. SEE STRUCTURAL PLANS FOR CONCRETE STOPS/WALLS AT DISTANCE APPROXIMATE.
14. CONSTRUCT 20' WIDE ASPHALT DRIVEWAY RETAINING WALL TO MATCH UNITS @ SOUTH SIDE OF PLANT.
15. CONSTRUCT 2232327" THICK ENHANCED CONCRETE SLAB W/ 2" THICKENED EDGES. VERIFY FINAL DIMENSIONS WITH CONSTRUCTION EQUIPMENT. MAKE @ 1" OF CLEAR OVERLAP. DIMENSIONS W/ DRIVE COATED @ APPROXIMATE.
16. PLACE STORM MAINS IN LINE WITH 20' WIDE ASPHALT DRIVEWAY. VERIFY IF CURBING IS IN AN AREA OF SOIL UNSATURATED BY ROLL-OFF WHEELS OF TRUCKS. INSTALL DIRECTIONAL FLOOR MARKING R-343-14 OR SIMILAR.
17. VERIFY PROCESS FLOWMANS AND SEWER LINES ARE AROUND FROM FROM PRODUCT.

NOTE: EXISTING FOUNDATION CENTER AND UTILITY INFORMATION IS DERIVED FROM 1988 SURVEY INFORMATION. VERIFICATION OF EXISTING INFORMATION ON AS-BUILT INFORMATION IS NECESSARY TO THE 1988 PROJECT IS AVAILABLE ON REQUEST INTO THESE DRAWINGS.



**PROPOSED ADDITIONS AND RENOVATIONS FOR:
LAND O LAKES, PINE ISLAND MN
SITE PLAN - WEST HALF**

| NO. | DATE | REVISION | BY | CHK | SCALE |
|-----|------|----------|----|-----|-------|
| | | | | | |

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