

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

Agenda

Tuesday – May 12th, 2015

7:00 PM

Second Floor – City Hall
250 South Main Street

- I. Roll Call
- II. Pledge of Allegiance
- III. Minutes of January 13th, 2015
- IV. Public Hearing on Land O' Lakes setback variance
- V. Action related to setback variance
- VI. Island Market – Chris Wagner would like to present his future plans and discuss option with the Commission
- VII. Adjourn

City of Pine Island
Planning and Zoning Commission
Minutes
Tuesday, January 13, 2015
7:00 P.M. – City Hall

Meeting called to order at 7:00 P.M. by Chairman Ken Hames

Present: Ken Hames, Harlan Pahl, Brad Rehling, TJ Schutz

Absent: Randy Bates, Grant Friese

Also Present: Jon Eickhoff, John Anderson, Rod Steele, Vernetta Pahl

Pledge of Allegiance was recited.

A quorum was not present at the December 9, 2014 meeting, so there were no minutes to approve.

Public Hearing on Solar Energy Ordinance was opened by Chairman Hames. John Anderson reviewed the proposed zoning ordinance amendment. Floor was opened for public comment. Rod Steele asked how this works in an Ag district. Some discussion took place on how the interim permitting would proceed.

Motion by Brad Rehling and second by TJ Schutz to close the public hearing. Approved 5-0-0.

Commission members had specific questions for John Anderson regarding relation to the comprehensive plan and height in residential districts.

Motion by TJ Schutz to recommend City Council adopt the Solar Energy Ordinance.

Discussion took place regarding blending roof mounted systems into the building in all zoning districts instead of just commercial districts.

TJ Schutz amended his motion to include removing the word "Commercial" in the section E. 7. so that the requirement to blend into roof design was required in all zoning districts. Second on the motion as amended by Brad Rehling. Approved 5-0-0.

Rod Steele requested the Commission look at street level living in the downtown commercial district.

Motion by Brad Rehling and second by TJ Schultz to adjourn at 7:34 P.M. Approved 5-0-0.

Respectively Submitted,

Jon Eickhoff

PETITION FOR VARIANCE

Date April 9, 2015

Person(s) applying for variance Land O' Lakes, Inc

Address 206 2nd St NE Pine Island, Miss
Term Althuff - Dir. of Engineering

Telephone # 651-375-2701

Legal description of property: Lot: Several Block: Several

Plat/Parcel# 681000011 Addition. -

Reason for variance. Construct boiler room addition to existing plant. Addition will be set back from property line approximately 27', which is less than City 35' requirement.

Names and addresses of the property owners abutting directly on the property described in this application

Land O' Lakes, Inc owns and occupies all of the properties bounded by 3rd St NE, 2nd St NE, and 3rd Ave NE. See attached map.

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 X No _____

Comment Boiler house addition needs to occur in close proximity of major steam use in existing plant

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

Yes X No _____

Comment Boiler house addition represents good modernization practice to improve plant performance and efficiency

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 Boiler house footprint is dictated by equipment layout, and the need to stay back from the LP gas tank on the north side of the property.

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 Industrial area; no impact on neighborhood or public street utility.

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 confer 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: _____

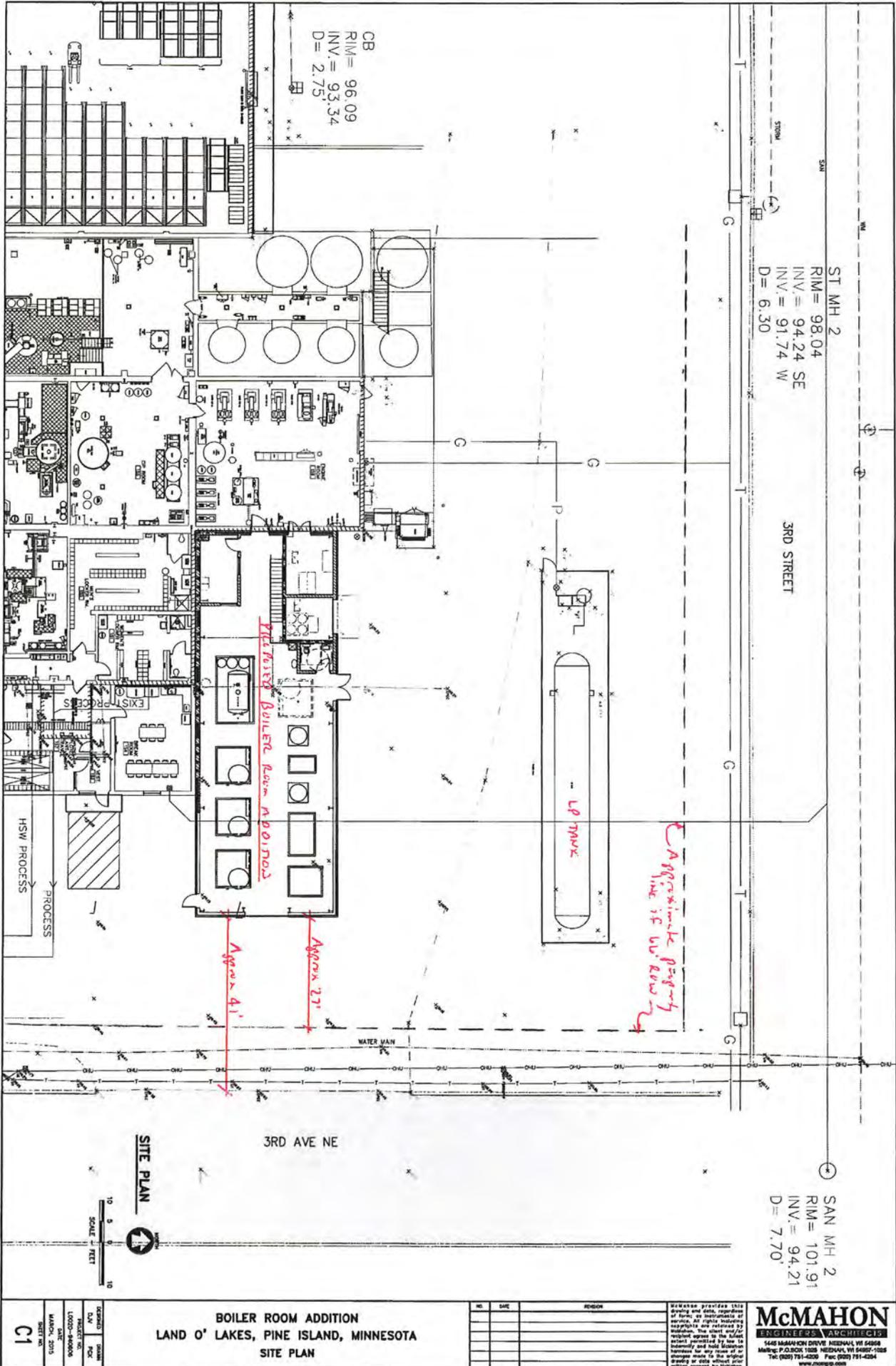
Signature _____

Date of Publication. _____ Date of P&Z meeting _____

Notices sent. _____

Date of Council meeting _____ Approved _____ Denied _____

City Administrator. _____



**BOILER ROOM ADDITION
LAND O' LAKES, PINE ISLAND, MINNESOTA
SITE PLAN**

NO.	DATE	REVISION

McMAHON provides this drawing and data, regardless of form or instrument of service, as advisory only. It is not intended to constitute a contract. The client and/or engineer shall be responsible for the accuracy and validity of the information and data provided. No liability shall be assumed for errors or omissions. Changes made to the original drawing or data without prior written consent by McMAHON.

McMAHON
ENGINEERS ARCHITECTS
1440 McMAHON DRIVE MEDINA, WI 53050
Mailing: P.O. BOX 1000 MEDINA, WI 53051-1000
Tel: (262) 791-4200 Fax: (262) 791-4264
www.mcmahon.com

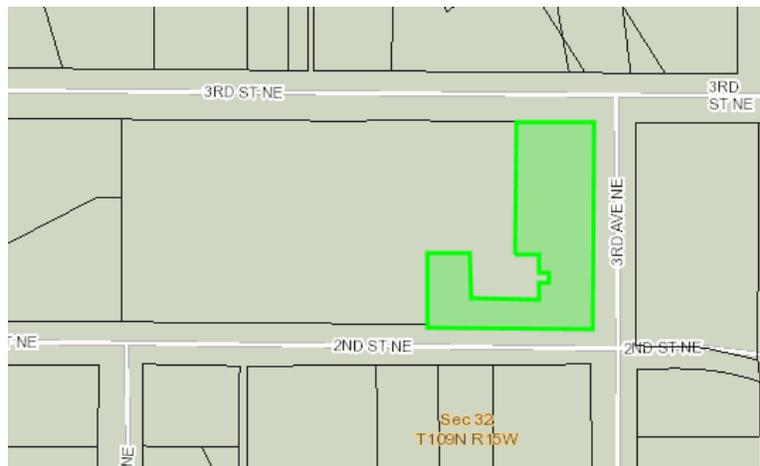
DATE	3/11/2015
SHEET NO.	C1
PROJECT NO.	140000000000000000
CLIENT	
DESIGNER	
CHECKED BY	
DATE	

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

NOTICE OF PUBLIC HEARING

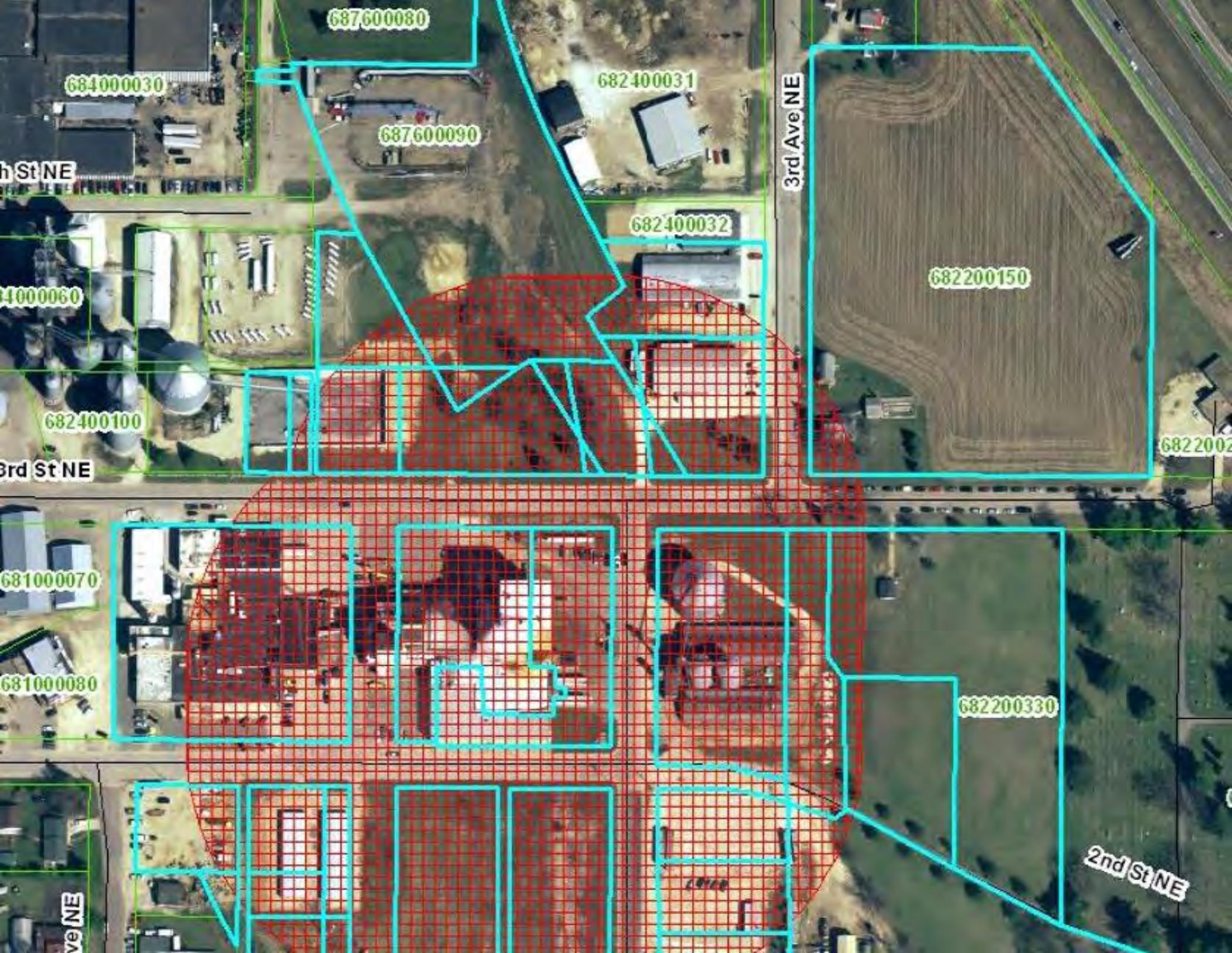
VARIANCE REQUEST

Notice is hereby given that the Planning and Zoning Commission of the City of Pine Island, Minnesota will hold a Public Hearing on Tuesday, May 12, 2015, 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 City Clerk, P.O. Box 1000, Pine Island, Minnesota 55963, or in person at the time and place of the hearing.

Jonathan Eickhoff
City Clerk



687600080

684000030

682400031

687600090

3rd Ave NE

682200150

h St NE

682400032

4000060

682400100

6822002

3rd St NE

681000070

681000080

682200330

2nd St NE

ve NE

LAND O LAKES
PO BOX 64101
MS 4015
ST PAUL, MN 55164

ANTHONY C OLSON
13021 NEW HAVEN RD
PINE ISLAND, MN 55963

SWANGRIST PROPERTIES, LLC
26887 520TH ST
PINE ISLAND, MN 55963

AG PARTNERS
417 N MAIN ST
PO BOX 1037
PINE ISLAND, MN 55963

J & J BOWLING CENTER, INC
1802 FOURTH ST NW
FARIBAULT, MN 55021

PINE ISLAND CEMETERY ASSOCIATION
PO BOX 1000
PINE ISLAND, MN 55963

CITY OF PINE ISLAND
PO BOX 1000
PINE ISLAND, MN 55963

J & D STORAGE, LLC
PO BOX 712
FARIBAULT, MN 55021

RANDALL D VAN WYHE
31 HILLCREST CT SW
PINE ISLAND, MN 55963

TODD R GATHJE
1805 SALEM RD SW
ROCHESTER, MN 55902