

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

**Agenda**

**Tuesday – July 14<sup>th</sup>, 2015**

**7:00 PM**

Second Floor – City Hall  
250 South Main Street

- I. Roll Call
- II. Pledge of Allegiance
- III. Minutes of June 9<sup>th</sup>, 2015
- IV. Public Hearing on Mark & Sue Bredehoft garage setback variance
- V. Action related to setback variance
- VI. Adjourn

City of Pine Island  
Planning and Zoning Commission  
Minutes  
Tuesday, June 9, 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, Grant Friese, Jason Johnson

Absent: TJ Schutz, Brad Rehling

Also Present: Jon Eickhoff, Vernetta Pahl, Steve Krause

Pledge of Allegiance was recited.

Motion by Friese and second by Pahl to accept the minutes of the May 12, 2015 meeting. Approved 3-0-0.

Public Hearing on Judy Krause variance request was opened by Chairman Hames. Steve Krause was present representing Judy Krause. Mr. Krause reviewed the plans to remove the current garage and build a new garage. Currently the old garage sets within 5 feet of the rear lot line. The new garage would comply with all requirements except the rear 20 foot setback. Mr. Krause said the plan is to place the new garage 10 feet back from the rear property line. This would bring it closer to compliance, allow better sight lines when entering the alley, and improve the look of the property since the old garage is in a poor state of repair. Jon Eickhoff commented that he had only heard comments from the Andrists and they were in favor of the new garage and placement.

Motion by Friese and second by Pahl to close the public hearing. Approved 3-0-0.

Motion by Friese and second by Pahl to recommend City Council grant approval of a rear 10 foot setback variance. Approved 3-0-0.

Motion by Friese and second by Pahl to adjourn at 7:15 P.M. Approved 3-0-0.

Respectively Submitted,

Jon Eickhoff

PETITION FOR VARIANCE

Date 6/16/15

Person(s) applying for variance Mark + Sue Bredehoff

Address 225 4th St SW, Pine Island, MN 55963

Telephone # 507-271-0594

Legal description of property: Lot: pt of Lot 11 Block: \_\_\_\_\_

Plat/Parcel# 68.280.0200 Addition. \_\_\_\_\_

Reason for variance. need new garage and with new code the garage will not be set back far enough. our lot is smaller our garage is in bad shape + needs to be taken down.

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

Lenny Parker - 221 4th St

Doug Thompson

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 X No \_\_\_\_\_

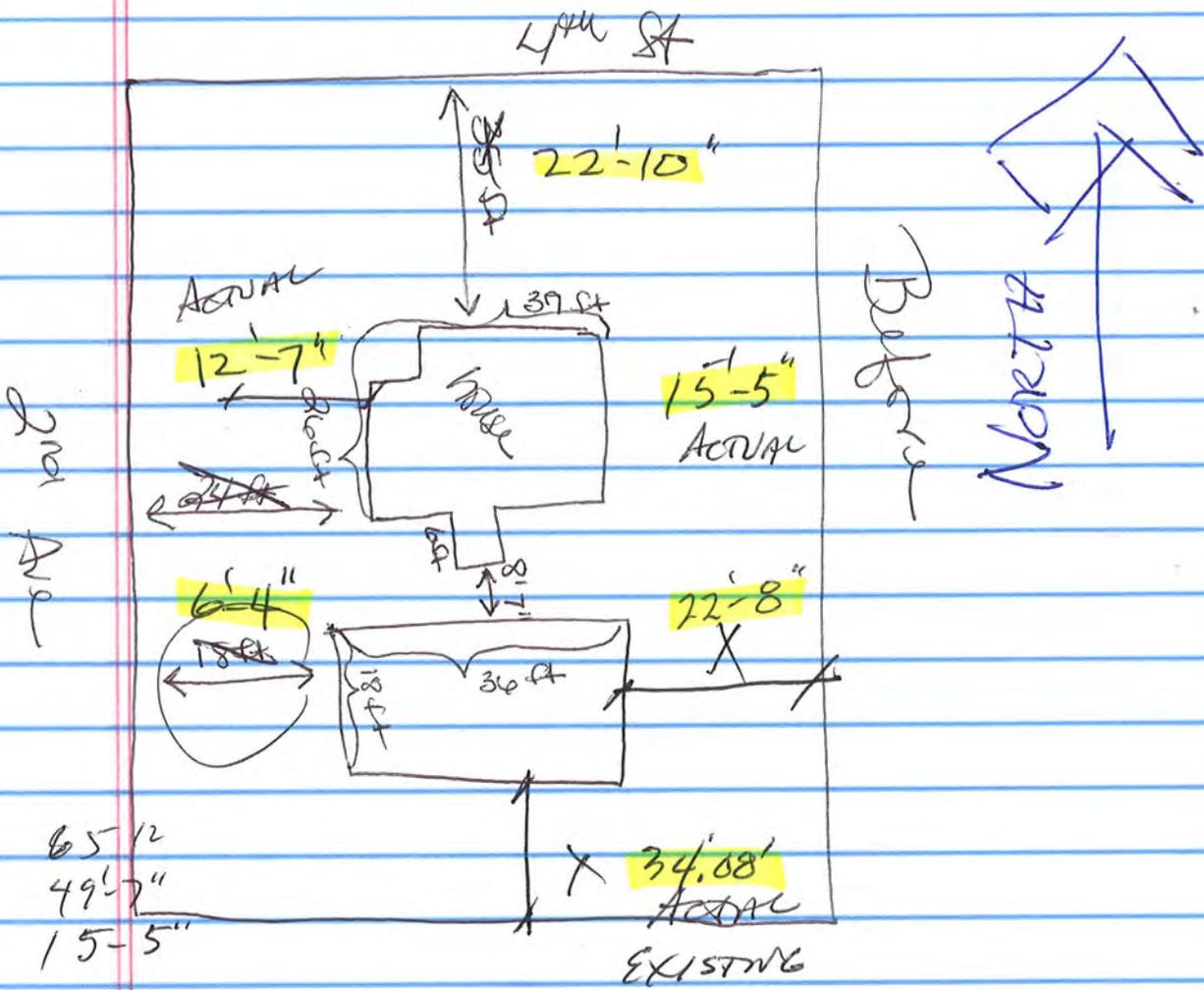
Comment \_\_\_\_\_

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 \_\_\_\_\_



**EXISTING**



$$\frac{80' 1.42'}{81.42'}$$

$$\frac{24'-4}{22'-8}$$

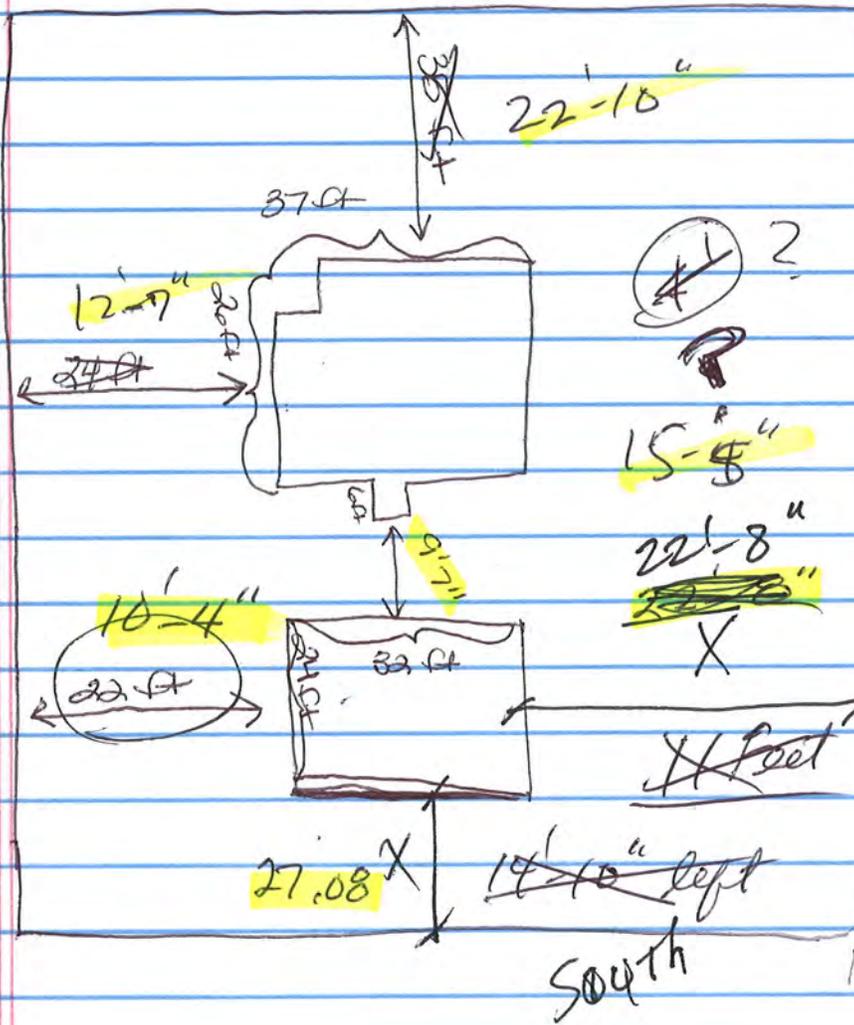
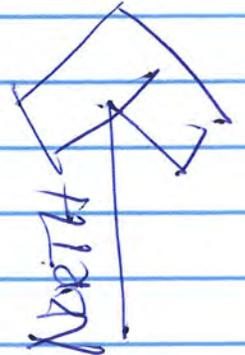
2nd Ave 58.5' Street width      curb to curb.

4th St 60 Feet width      35'-6"

65'

**Now**

4' 8"



115.5'

CAST

South

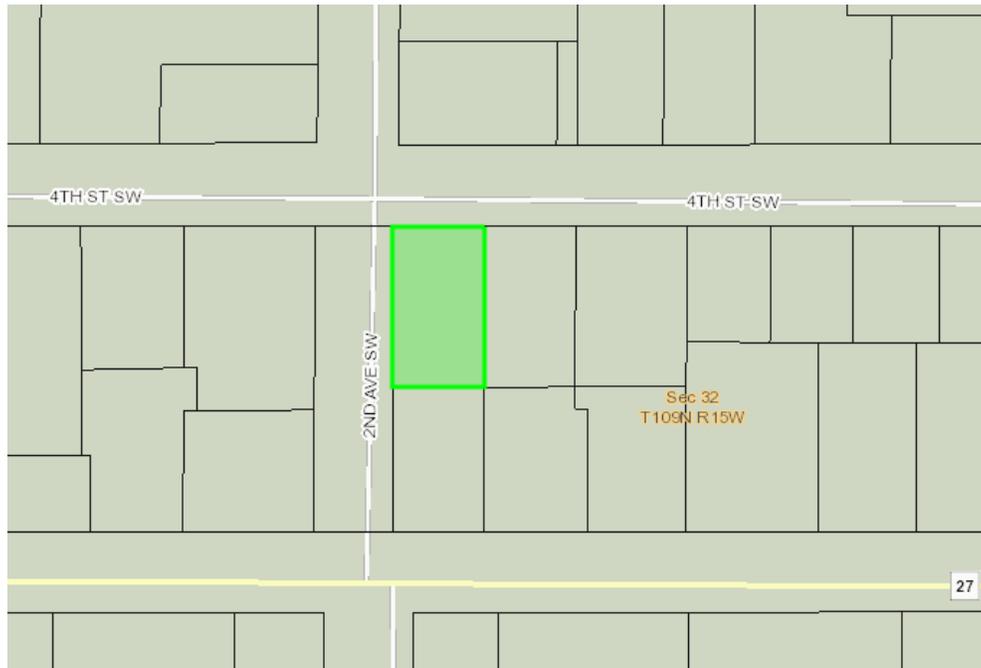
$$\begin{array}{r} 115.5 \\ 100 - 2'' \\ \hline 1410 \end{array}$$

6  
7' 10T  
size

65' x 115.5'

**CITY OF PINE ISLAND**  
**Planning & Zoning Commission**  
**NOTICE OF PUBLIC HEARING**  
**Tuesday, July 14, 2015**  
**7:00 PM**  
**Second Floor Pine Island City Hall**

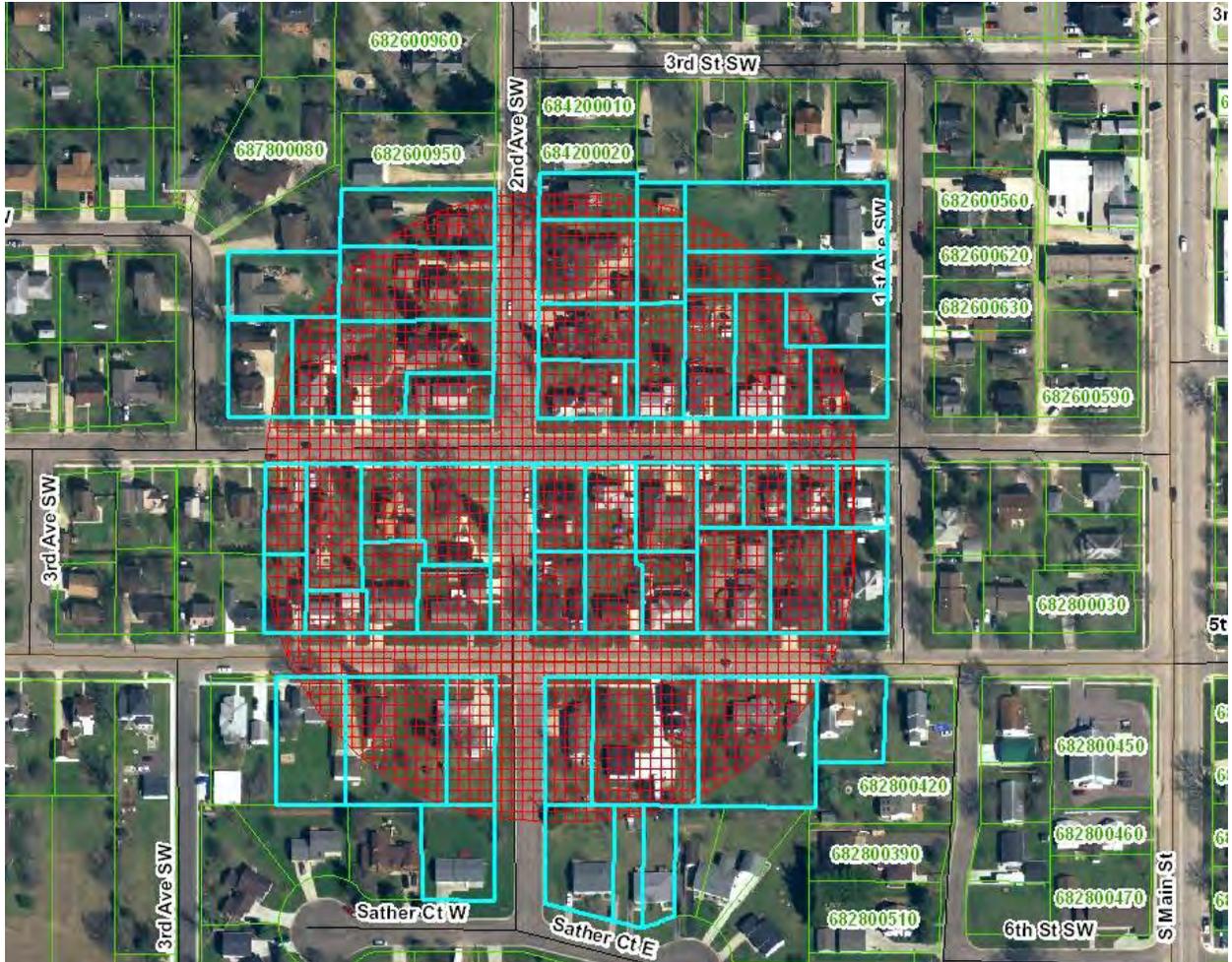
Notice is hereby given that the Planning Commission of the City of Pine Island, MN will hold a public hearing on the above date and time to consider a Variance Application for a garage setback for Mark and Sue Bredehoft proposed at 225 4<sup>th</sup> Street SW in the City of Pine Island. The application was submitted by Mark and Sue Bredehoft.



Any person wishing to comment upon this request may do so by submitting written comments to the Zoning Administrator, PO Box 1000, Pine Island, Minnesota 55963, or in person at the time and place of the hearing.

Jon Eickhoff  
Zoning Administrator

Publish July 1, 2015



DEBORAH SWARTHOUT  
322 2<sup>ND</sup> AVE SW  
PINE ISLAND, MN 55963

STEVEN ARCHER  
217 4<sup>TH</sup> ST SW  
PINE ISLAND, MN 55963

MAVIS LEROL  
PO BOX 314  
PINE ISLAND, MN 55963

WALTER PARK  
312 5<sup>TH</sup> ST SW  
PINE ISLAND, MN 55963

HEATHER GROBY  
313 5<sup>TH</sup> ST SW  
PINE ISLAND, MN 55963

JACQUELINE FRIARY  
301 PINECREST CT SW  
PINE ISLAND, MN 55963

KATHIE WENDT  
34 SATHER CT SW  
PINE ISLAND, MN 55963

TAMMY SCHETTL  
309 2<sup>ND</sup> AVE SW  
PINE ISLAND, MN 55963

AARON FLEMKE  
313 2<sup>ND</sup> AVE SW  
PINE ISLAND, MN 55963

MARY PAQUETTE  
319 SW 2<sup>ND</sup> AVE  
PINE ISLAND, MN 55963

KATHLEEN GOHEEN  
32831 712<sup>TH</sup> ST  
LAKE CITY, MN 55041

JEFFREY KUJATH  
304 3<sup>RD</sup> AVE NW  
KASSON, MN 55944

ROBERT SCHULTZ  
2 SATHER CT SW  
PINE ISLAND, MN 55963

TANYA KELLER  
4 SATHER CT SW  
PINE ISLAND, MN 55963

RICHARD REPP  
5 SATHER CT SW  
PINE ISLAND, MN 55963

BAIRD SWANSON  
PO BOX 981  
PINE ISLAND, MN 55963

DUANE SANFORD  
304 FIRST AVE SW  
PINE ISLAND, MN 55963

KEVIN KANN  
312 4<sup>TH</sup> ST SW  
PINE ISLAND, MN 55963

TERESA SWAN  
318 SW 2<sup>ND</sup> AVE  
PO BOX 338  
PINE ISLAND, MN 55963

GEORGE THOMFORDE  
308 4<sup>TH</sup> ST SW  
PO BOX 225  
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RICHARD KEANE  
314 2<sup>ND</sup> AVE SW  
PO BOX 586  
PINE ISLAND, MN 55963

JAMES HERVEY TRUST  
310 2<sup>ND</sup> AVE SW  
PO BOX 236  
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BRUCE PUKAL  
205 4<sup>TH</sup> ST SW  
PINE ISLAND, MN 55963

TJ WILLIAMS  
201 4<sup>TH</sup> ST SW  
PINE ISLAND, MN 55963

JACOB SCHARPEN  
204 5<sup>TH</sup> ST SW  
PINE ISLAND, MN 55963

DONALD COLLINS  
408 1<sup>ST</sup> AVE SW  
PO BOX 446A  
PINE ISLAND, MN 55963

RALPH BURDICK  
767 2<sup>ND</sup> AVE NE  
MAZEPPA, MN 55956

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PINE ISLAND, MN 55963

CHARLES COONS  
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PO BOX 336  
PINE ISLAND, MN 55963

DEANNE KUNDERT  
212 5<sup>TH</sup> ST SW  
PINE ISLAND, MN 55963

JANET BAUCH  
216 5<sup>TH</sup> ST SW  
PO BOX 741  
PINE ISLAND, MN 55963

LEONARD PORTER  
221 4<sup>TH</sup> ST SW  
PINE ISLAND, MN 55963

DOUGLAS THOMPSON  
220 5<sup>TH</sup> ST SW  
PO BOX 796  
PINE ISLAND, MN 55963

CHERI TENTIS  
11662 COUNTRY RD 31  
ALTURA, MN 55910

TOBIAS MULLENBACH  
311 4<sup>TH</sup> ST SW  
PINE ISLAND, MN 55963

MARK BREDEHOFT  
225 4<sup>TH</sup> ST SW  
PINE ISLAND, MN 55963

LARRY KUNDERT  
PO BOX 492  
PINE ISLAND, MN 55963

ROBERT WALTER FOX  
1704 NE 3<sup>RD</sup> AVE  
ROCHESTER, MN 55906

BRANDON ARNDT  
315 4<sup>TH</sup> ST SW  
PINE ISLAND, MN 55963

CHARLES LENN  
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CODY GULLICKSON  
301 5<sup>TH</sup> ST SW  
PINE ISLAND, MN 55963

IRVING MILLER  
8650 85<sup>TH</sup> ST NW  
PINE ISLAND, MN 55963

KENNETH AGGEN  
217 5<sup>TH</sup> ST SW  
PINE ISLAND, MN 55963

LAWRENCE STADLER  
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PINE ISLAND, MN 55963

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PINE ISLAND, MN 55963

ANTHONY VALLEJO  
208 4<sup>TH</sup> ST SW  
PINE ISLAND, MN 55963

BRETT BJUGAN  
300 5<sup>TH</sup> ST SW  
PINE ISLAND, MN 55963

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