

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

Agenda

Tuesday – September 10, 2013

7:00 PM

Second Floor – City Hall
250 South Main Street

- I. Roll Call
- II. Pledge of Allegiance
- III. Minutes of July 9, 2013
- IV. Public Hearing regarding amendment of Chapter 11 of the City Code to enable non-conforming uses to file for Variances.
- V. Action related to amendment of Chapter of 11.
- VI. Public Hearing regarding request for a Variance to allow a non-conforming residential structure to be enlarged at 512 S. Main Street
- VII. Action related to request for Variance at 512 S. Main Street
- VIII. Discussion on proposed use of Jim & Pat Walter property along and north of Goodhue County 11, west of N. Main Street
- IX. Adjourn.

**City of Pine Island
Planning and Zoning Commission
Minutes
Tuesday, July 09, 2013
6:00 PM – City Hall**

Roll Call: Meeting called to order by Roy Larson at 7:00 PM

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

Absent: None.

Also present: Council Liaison Randy Bates, Mr. & Mrs. Pete Bushman, Vernetta Pahl and Jon Eickhoff.

Minutes of June 18, 2013. Motion by Schutz and second by Friese. Approved 4-0-0.

Chairman Hames arrived at arrived at 7:03PM and took over as Chair.

Pete Bushman talked to the Board regarding his property on South Main. Chairman Hames talked about not being in favor of “spot zoning”. Jon Eickhoff talked about the situation. Friese stated he is not in favor of “spot zoning” also. Chairman Hames spoke in favor of writing the ordinance for interim use permitting. Discussion took place on proper permitting type.

Motion by Friese and second by Schutz to recommend changing non-conforming use ordinance to allow issuance of Interim Use Permit with the wordage to be worked out by the attorney. Approved 5-0-0.

Discussion of land adjoining Zumbro River behind Lillie Lane and Rodeo Drive. Jon Eickhoff brought P&Z member up to date on land sales contemplated by Bev Spriestersbach. Discussion on how land could transfer, FEMA flood zone and public open space use. Friese recapped passed history of this land and Bach Estates.

Motion to adjourn at 7:40 PM by Larson, second by Schutz. Approved 5-0-0.

Respectfully Submitted,
Jon Eickhoff

**CITY OF PINE ISLAND
Planning & Zoning Commission
NOTICE OF PUBLIC HEARING
Tuesday, September 10, 2013
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 an amendment to Chapter 11 of the City Code (Land Use Regulations – Zoning).

The proposed Pine Island City Code amendment is as follows (additions in bold underline; deletions in strikethrough):

SEC. 11.03. NON-CONFORMING USES AND STRUCTURES.

Subd. 2. General Provisions.

Any structure or use lawfully existing upon the effective date of this Chapter that does not conform to the provisions of this Chapter may be continued, including through repair, replacement, restoration, maintenance or improvement, subject to the following conditions:

A. ~~Non~~ A non-conforming structure or use shall ~~shall~~ **may only** be expanded or enlarged **upon issuance of a variance.**

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 August 28, 2013 & September 4, 2013

CITY OF PINE ISLAND
ORDINANCE NO. _____.

AN ORDINANCE AMENDING CHAPTER 11
(LAND USE REGULATIONS-- ZONING)
OF THE PINE ISLAND CITY CODE

THE CITY OF PINE ISLAND DOES ORDAIN:

Section 1. Section 11.03, Subd. 2A. of the Pine Island City Code is amended as follows
(additions in **bold/underline**; deletions in ~~striketrough~~)

SEC. 11.03. NON-CONFORMING USES AND STRUCTURES.

Subd. 2. General Provisions.

Any structure or use lawfully existing upon the effective date of this Chapter that does not conform to the provisions of this Chapter may be continued, including through repair, replacement, restoration, maintenance or improvement, subject to the following conditions:

A. ~~Non~~ A non-conforming structure or use shall may only be expanded or enlarged upon issuance of a variance.

Section 2. This ordinance shall take effect upon the day of publication.

Adopted this ____ day of May, 2013.

Mayor

ATTEST:

City Clerk

PETITION FOR VARIANCE

Date 8-5-13

Person(s) applying for variance HERMAN + EVON BUSHMAN

Address 512 SO. MAEN ST

Telephone # 356-4215 - 951-2638 (507)

Legal description of property: Lot: _____ Block: _____

Plat/Parcel# 108-280-0460 Addition. _____

Reason for variance. ZONING - current non conforming use not allowed to be expanded.

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

MEINTS CONTRACTOR
ASSEMBLY OF GOD CHURCH
MARK + PAM SWARTHOULT

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 ZONED FOR COMMERCIAL

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

Yes X No (X) HEB

Comment WANT TO EXPAND FOOT PRINT

3. Is the variance requested the minimum variance which would alleviate the hardship? Economic conditions alone are not considered a hardship. Yes X No (X) HEB.

Comment _____

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 No

Comment _____

Signature Herman E. Buschner

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: _____

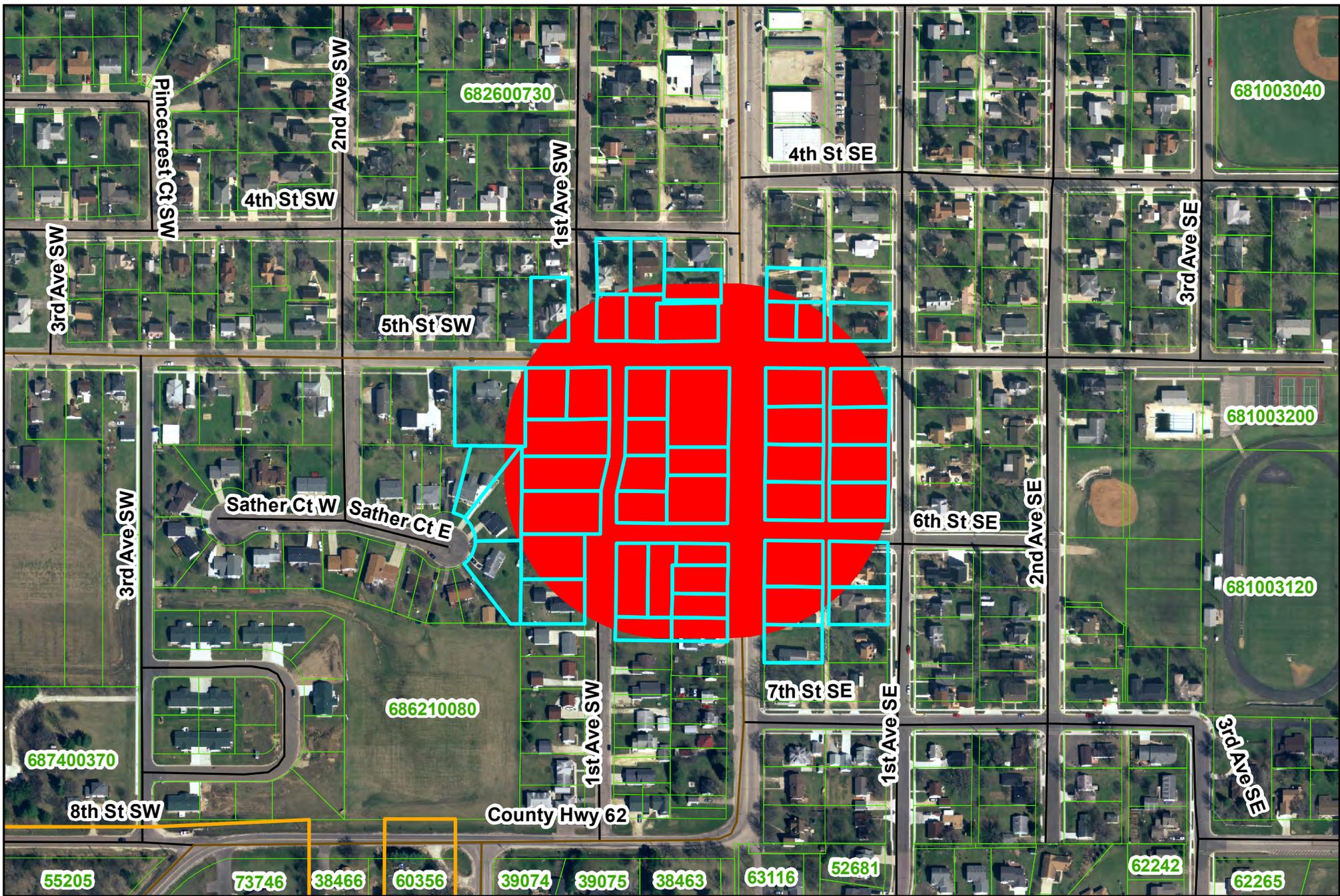
Signature _____

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

Notices sent. _____

Date of Council meeting _____ Approved _____ Denied _____

City Administrator. _____



Bushman

8/8/2013 4:23:04 PM

These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

KENT MAXSON
105 SW FOURTH ST
PINE ISLAND, MN 55963

PAUL COWDEN
PO BOX 114
PINE ISLAND, MN 55963-0114

MICHAEL HEWITT
113 4TH ST SW
PINE ISLAND, MN 55963

JENINE RONNINGEN
10 SW SATHER CT
PINE ISLAND, MN 55963

TONY KLENNERT
PO BOX 814
PINE ISLAND, MN 55963

SANDRA OLSON
PO BOX 322
MONTICELLO, MN 55362

LEROY & AUDREY KRIER
PO BOX 283
PINE ISLAND, MN 55963-0283

JUDY MARTIN
7 SW SATHER CT
PINE ISLAND, MN 55963

DJ COLLINS
PO BOX 446A
PINE ISLAND, MN 55963-0446A

RICK & JEAN LEJCHER
510 FIRST AVE SW
PINE ISLAND, MN 55963

ALVIN BURT, SR
PO BOX 223
PINE ISLAND, MN 55963

TODD ARLANDER
521 FIRST AVE SW
PINE ISLAND, MN 55963

ROBERT CORNWELL
PO BOX 1190
PINE ISLAND, MN 55963

CHAD ANDERSON
607 FIRST AVE SW
PINE ISLAND, MN 55963

MICHAEL FOGARTY
PO BOX 670
PINE ISLAND, MN 55963

PINE ISLAND GOSPEL TABERNACLE
104 SW SIXTH ST
PINE ISLAND, MN 55963

KYLE WILLIAMSON
332 S MAIN ST
PINE ISLAND, MN 55963

LAWRENCE STADLER
209 SW FIFTH ST
PINE ISLAND, MN 55963

MARK SWARTHOUT
PO BOX 574
PINE ISLAND, MN 55963

UNIMARK PROPERTY DEVELOPMENT
C/O ERIC REKSTAD
PO BOX 188
PINE ISLAND, MN 55963

MELISSA HONECKER
8 SW SATHER CT
PINE ISLAND, MN 55963

CHRIS CLAYTON
602 FIRST AVE SW
PINE ISLAND, MN 55963

GALEN LOHRENZ
PO BOX 546
PINE ISLAND, MN 55963

KATIE RYAN
37506 250TH AVE
GOODHUE, MN 55027-8635

LEE ONDLER
109 6TH ST SW
PINE ISLAND, MN 55963

MARSHALL KRUSE
606 FIRST AVE SW
PINE ISLAND, MN 55963

RON TITUS
7228 RIVER HEIGHTS CT NW
ORONOCO, MN 55960

KENNY ROGERS
PO BOX 214
PINE ISLAND, MN 55963

MICHAEL OELKERS
512 FIRST AVE SW
PINE ISLAND, MN 55963

CHAD ROBERTSON
505 FIRST AVE SW
PINE ISLAND, MN 55963

PETE & EVON BUSHMAN
1100 E FRONTAGE RD
PINE ISLAND, MN 55963

BRENDA SIMON
413 S MAIN ST
PINE ISLAND, MN 55963

JOANNE KRIER
501 S MAIN ST
PINE ISLAND, MN 55963

DANIELLE & JUDY BOSTRUM
514 FIRST AVE SE
PINE ISLAND, MN 55963

LARRY KOENIG
600 FIRST AVE SE
PINE ISLAND, MN 55963

ELAINE ECK
5400 100TH ST
ORONOCO, MN 55960

MARIETA FREDERICK
C/O BRYCE FREDERICK
408 FOREST VIEW CURVE
ZUMBROTA, MN 55992

JEFF JASPERSON
509 S MAIN ST
PO BOX 497
PINE ISLAND, MN 55963

CHUCK KIRCHOFF
500 FIRST AVE SE
PINE ISLAND, MN 55963

DARRIN MEISTER
PO BOX 931
PINE ISLAND, MN 55963

JASON SWARTHOUT
604 FIRST AVE SE
PINE ISLAND, MN 55963

BRADLEY MEINTS
500 S MAIN ST
PINE ISLAND, MN 55963

KEITH RIETMANN
514 FIRST AVE SW
PINE ISLAND, MN 55963

JEANNE SVEDJAN
PO BOX 622
PINE ISLAND, MN 55963

LINDA SWEE
PO BOX 431
PINE ISLAND, MN 55963

CRAIG & DEEANNA LINAMAN
49932 100TH AVE
KENYON, MN 55946

CITY OF PINE ISLAND
Planning & Zoning Commission
NOTICE OF PUBLIC HEARING
Tuesday, September 10, 2013
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 to allow for expansion of a residential home currently allowed as a non-conforming use in an area zoned commercial located at 512 S. Main Street. The application was submitted by Herman & Evon Bushman.

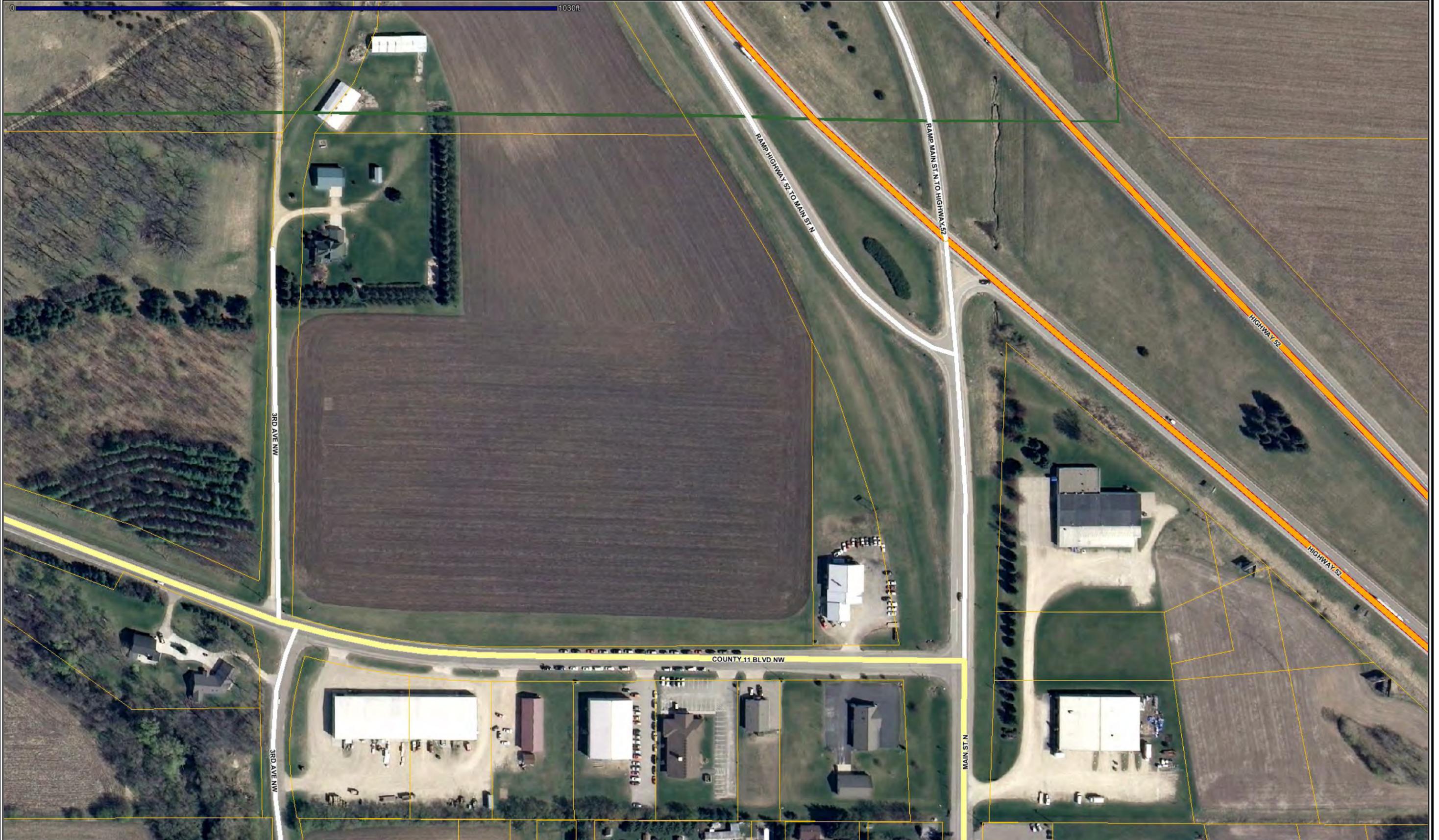


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Jon Eickhoff
Zoning Administrator

Publish August 28, 2013 & September 4, 2013

Walter's property



This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only.
Created From Goodhue County Online Mapping Site. Sources: Goodhue County, MN. Map Created: 5/10/2012

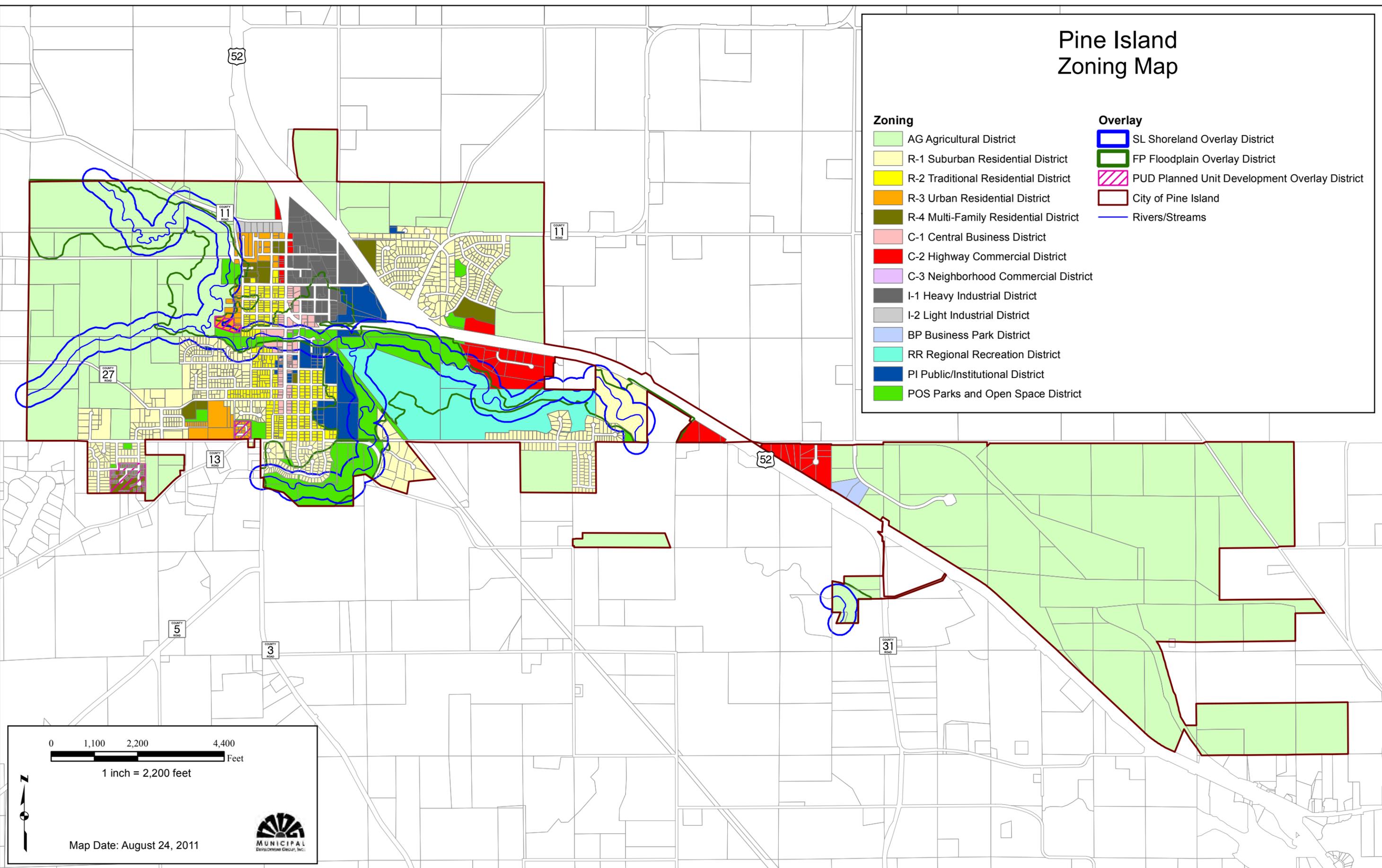
Pine Island Zoning Map

Zoning

- AG Agricultural District
- R-1 Suburban Residential District
- R-2 Traditional Residential District
- R-3 Urban Residential District
- R-4 Multi-Family Residential District
- C-1 Central Business District
- C-2 Highway Commercial District
- C-3 Neighborhood Commercial District
- I-1 Heavy Industrial District
- I-2 Light Industrial District
- BP Business Park District
- RR Regional Recreation District
- PI Public/Institutional District
- POS Parks and Open Space District

Overlay

- SL Shoreland Overlay District
- FP Floodplain Overlay District
- PUD Planned Unit Development Overlay District
- City of Pine Island
- Rivers/Streams



1 inch = 2,200 feet



Map Date: August 24, 2011

