

**CITY OF RANIER
LAND USE PLANNING COMMISSION
MEETING MINUTES
RANIER COMMUNITY BUILDING
WEDNESDAY AUGUST 12, 2020 @ 4:30 PM**

PRESENT: Planning Commission Members – Mary Ann Kasich, JoAnn Kellner, Jeff McHarg, Ladd Kocinski. Land Use Administrator Sherril Gautreaux
Gretchen and Todd Coulombe, Fred Woods

**RE: ZONING VARIANCE REQUEST – PARCEL # 98-001-21020 S68’ of LOTS 2, 5, 6, 9 BLOCK 11
RANIER PLAT. 3477 RIVER STREET**

Gretchen and Todd Coulombe, property owners, have filed a request for a variance from the Ranier Town Center 35-foot rear yard setback in order to build an 8-foot long x 11’6” addition onto the rear of the residence (north side).

A notice of the public meeting to hear the variance request was published in the International Falls Journal on July 30, 2020, posted on the Ranier website and at the Ranier Post Office.

The parcel is 68 feet (North/South) by 160 feet (East/West). The existing residence is situated approximately 29 feet from the adjacent property owners house, Fred Woods. If the addition is built, it would be 11 feet from the property line.

The adjacent neighbor, Fred Woods, attended the meeting and inquired about the building project. After considerable discussion, Mr. Woods said that he had no problem with the project.

Commission members noted that the corner lot is an existing non-conforming lot stating essentially that the rear set-back should actually be the side set-back as the two houses sit parallel to one another. A unique situation exists with the corner lot and how the house sits on the corner lot. The commission noted that it is not setting a precedent for all rear yard set-backs in the future. The commission noted that the neighbor agrees with the variance.

The commission finds that:

1. A variance is a means of departure from the literal requirements of the Unified Land Use ordinance where strict adherence would cause practical difficulties due to special conditions or circumstances unique to the property not created by the landowner.
2. Because of the particular surroundings, or the shape, configuration, topography or other conditions of the specific parcel of land involved, strict adherence to the regulations of the land use ordinance would cause practical difficulties:

The existing structure is non-conforming to the Uniform Land Use Plan. The residence is on a corner lot with the house sitting parallel to the adjacent house. The Ordinance calls for a 35-foot rear set-back, however, if the front door to the house was on Spruce Street like the adjacent house, the 10-foot side yard set-back would be met.

3. The conditions upon which the petition for variance is based are unique to the parcel of land for which the variance is sought and are not applicable, generally, to other property within the same zoning classification:

The existing structure and the parcel are non-conforming to the Uniform Land Use plan.

4. The alleged practical difficulty has not been created by any persons presently having an interest in the parcel of land.
5. The granting of the variance will not alter the essential character of the locality or be injurious to other property in the vicinity in which the parcel of land is located or substantially diminish property values.
6. The proposed variance will not substantially increase the congestion of the public streets or be detrimental to the public welfare or endanger the public safety.
7. It has been demonstrated that the granting of the variance will be in keeping with the spirit and intent of ordinance and is consistent with the Community Plan.

A motion was made by Wilcox; seconded by Kellner and carried unanimously to grant the variance from the required rear set-back.