



CITY OF RANIER
P.O. Box 186, Ranier, MN 56668
218.286.3311
cityofranier@frontiernet.net
www.raniermn.govoffice2.com



**CITY OF RANIER
LAND USE PLANNING COMMISSION
MEETING MINUTES
JUNE 27, 2023 @ 5:30 PM**

Present: Jake Harris

Planning and Zoning Commissioners: Ladd Kocinski, Berta Wilcox, Matt Maxa, Mary Ann Kasich and JoAnn Kellner

Others Present: Land Use Administrator Sherril Gautreaux, Edith Jenkinson – Deputy Clerk

Absent: None

RE: ZONING VARIANCE REQUEST – PARCEL #98-060-02012, 3572 Town Road 415

Jake Harris has filed an application for a zoning variance from the front yard setback of 25 feet for the property at the above address. His intent is to build a 40'l x 32'w x 10'h garage. Harris has stated that there is a rock slope that would prevent compliance with the setback and the proposed location is the only other flat part of the parcel. Harris would like to locate the garage 20 feet from the setback.

The commission finds that after review and evaluation of potential impacts on surrounding properties:

1. Because of the particular physical 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. Economic considerations alone do not constitute practical difficulties.

THERE IS A ROCK SLOPE THAT WOULD PROHIBIT THE GARAGE FROM BEING MOVED FURTHER AWAY TO MEET THE SETBACK

2. The conditions upon which a 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 GARAGE WOULD BE BUILT ON THE PARCEL ATTACHED TO THE RESIDENCE. THE LOCATION IS THE ONLY FLAT LOCATION ON THE PARCEL THAT WOULD ALLOW FOR BUILDING.

3. The alleged practical difficulty has not been created by any persons presently having an interest in the parcel of land.

THE PRACTICAL DIFFICULTY WAS NOT CREATED BY THE PROPERTY OWNERS.

4. 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.

THE BUILDING WOULD NOT ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY

5. 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.

THE PROPOSED VARIANCE WILL NOT SUBSTANTIALLY INCREASE THE CONGESTION OF THE STREET

6. It has been demonstrated that the granting of the variance will be in keeping with the spirit and intent of this ordinance and is consistent with the Community Plan.

THE VARIANCE WOULD BE KEEPING WITH THE INTENT OF THE ORDINANCE AND COMMUNITY PLAN

KELLNER: Had a concern that the process was not followed.

HARRIS: Apologized for putting concrete forms in before the variance was approved. The closest corner to the garage would be 20 feet from setback, rather than 15 feet as submitted in the application.

KELLNER – No opposition

WILCOX – No opposition

KASICH – Went to site, and could understand that is where the garage would need to be built because of the landscape.

MOTION

A motion was made by Kellner to **recommend** the variance; Maxa seconded the motion, and carried unanimously.

Before the Council on the 11th.