



Planning Commission Staff Report

Agenda Item	Community Development Department	Date: 6-12-24
Statement of Issue:	Conduct a Public Hearing to consider a variance petition submitted by Reed and Wendy Larson.	
Background:	The background for this item will be presented in the attached PowerPoint document.	
Considerations:	When reviewing a request for a variance, the Planning Commission must make findings based on the attached list of considerations.	
Recommendation:	<p>Staff recommends that the Planning Commissioners visit the site and look at the situation.</p> <p>Prior to making a motion to approve or deny the request, the Planning Commission should make specific findings to support its recommendation and reference those specific findings in their motion to either approve or deny the variance(s).</p>	
Required Action:	<p>Approve a motion to either: approve, approve with additional conditions, or deny the petitioned variance.</p> <p><u>Example Motion:</u></p> <p style="padding-left: 40px;">Motion by _____, second by _____ that, based on the findings of fact presented here today, and in the public’s best interest, the Planning Commission does hereby (grant)(deny) the following variance to Reed and Wendy Larson for the property legally described within the presentation.</p> <ul style="list-style-type: none"> • to allow a one-time waiver of the requirements of Section 30-512 Table 17C-2 of the Municipal Code, which lists Minimum Setbacks and Maximum Lot Coverage Standards in Shoreland Districts, specifically where the Code establishes the ordinary high water setback of 75 feet for parcels in (Shoreland One-Family Zoning Districts) located on Recreational Development classified public waters to permit the construction of an addition to the existing home that encroaches into the ordinary high water level setback by 20 feet, as depicted in the application. <p><i>(If the Planning Commission wishes to place conditions upon their approval, the following should be added to the motion:)</i></p> <p style="padding-left: 40px;">and that the following condition(s) shall apply:</p>	

Attachments:	<ul style="list-style-type: none">• DNR response to notification• Copy of the variance petition and associated documentation• List of the Planning Commissions Variance Considerations
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