

October 14, 2019

TO: Chairperson Cauley
Planning Commission Members
City Administrator Meyer

FROM: Cynthia Smith Strack, Community Development Director

SUBJECT: Resolution 19-025: Resolution Recommending the City Council Approve/Deny a variance
Garage Door Height Belle Plaine Schools ISD 716

BACKGROUND

Belle Plaine Schools proposes construction of a 2,400 square foot facility on Lot 1, Block 5, Belle Plaine School Plat. The facility will be used to house district buses and include restrooms. ISD 716 requests consideration of a variance to maximum garage door height in the R-3 District to allow four (4) garage doors which are ten (10) feet in height. Building elevations are attached.

Representations by the Applicants

The Applicants represent:

- If granted the variance will allow garage door heights of ten (10) feet.
- The facility is located south of an existing parking lot and west of an existing elementary school.
- The facility is proposed to have four garage doors to accommodate buses owned and operated by Belle Plaine Schools.
- The buses are needed for day to day transportation operations



REQUEST REVIEW

Consistency with Comprehensive Plan & R-3 Single and Two Family Residential District

Schools are allowable uses in the R-3 District.

Code Standards – Variance Request

Section 1105.07, Subd. 6(3) of the Code establishes a maximum garage door height of nine (9) feet. A height of ten (10) feet is requested, a variance of one foot.

Section 1103.05 of the Code establishes general and review criteria to be addressed during variance review as follows:

1. Variance must be in harmony with the general purposes and intent of the Code.
2. Variance must be consistent with the Comprehensive Plan.
3. Practical difficulties must exist, meaning:
 - a. The property is to be used in a reasonable manner which is not permitted by the Code;
 - b. The plight of the property owner is due to circumstances unique to the property and not created by the landowner; and,
 - c. The variance, if granted, will not alter the essential character of the locality.

Potential Findings

1. In favor of the request:

- The subject property is guided for residential use and zoned R-3 Single and Two Family Residential. Educational uses are allowable uses in the R-3 District. Use of the property will remain educational. Buses are a typical part of school operations. The proposed facility is consistent with Comprehensive Plan and the general purpose/intent of the Code.
- The proposed facility is to be located south of an existing off-street parking area and west of an existing school. There are no residential dwellings contained within the vicinity of the proposed facility.
- Buses to be stored in the facility require a ten-foot overhead door clearance, without the variance the school must store buses outside.

2. In opposition to the request:

- The plight of the property owner results from the fact the property owner operates school buses and is not unique to the property.
- The plight of the property owner is not related to lot shape, size, features, or any naturally occurring factor. The height of a garage door is not unique to the property and could occur in nearly any area within the City zoned R-3 Single and Two Family Residential.

Hearing Notice

A notice of public hearing has been posted, published, and mailed as required by state law. No comments for or against the request have been received as of the drafting of this memo.

STAFF RECOMMENDATION

Staff recommends approval of a variance to Section 1105.07, Subd. 6(3) thereby allowing a ten (10) foot garage door height.

The following conditions are recommended should the Planning Commission view either or both variance requests favorable:

1. The "Use" is a 2,400 square foot facility proposed for Lot 1, Block 5 Belle Plaine School Plat.
2. This approval shall expire one year after date of approval unless the Applicant has commenced construction of the garage.
3. A building permit is required.
4. This permit is subject to all applicable codes, regulations and ordinances, and violation thereof shall be grounds for revocation.

ATTACHMENTS

- Elevations
- Aerial
- Resolution 19-025(A) Recommending the Council Conditionally Approve a Variance to Section 1105.07, Subd. 6(3) of the Code to allow a garage door height maximum of ten (10) feet for a structure on Lot 1, Block 5 Belle Plaine School Plat.
- Resolution 19-025(B) Recommending the Council Deny a Variance to Section 1105.07, Subd. 6(3) of the Code as proposed by Independent School District 716 for a proposed structure at Lot 1, Block 5 Belle Plaine School Plat.



Legend

- City Limits
- Parcels (5/7/2019)
- Lot Lines
- Minnesota River
- Protected Waters**
- Public Water Basin
- Public Water Wetland
- Protected Waters - Watercourse
- Boundary
- Footprint
- Image**
- Red: Red
- Green: Green
- Blue: Blue

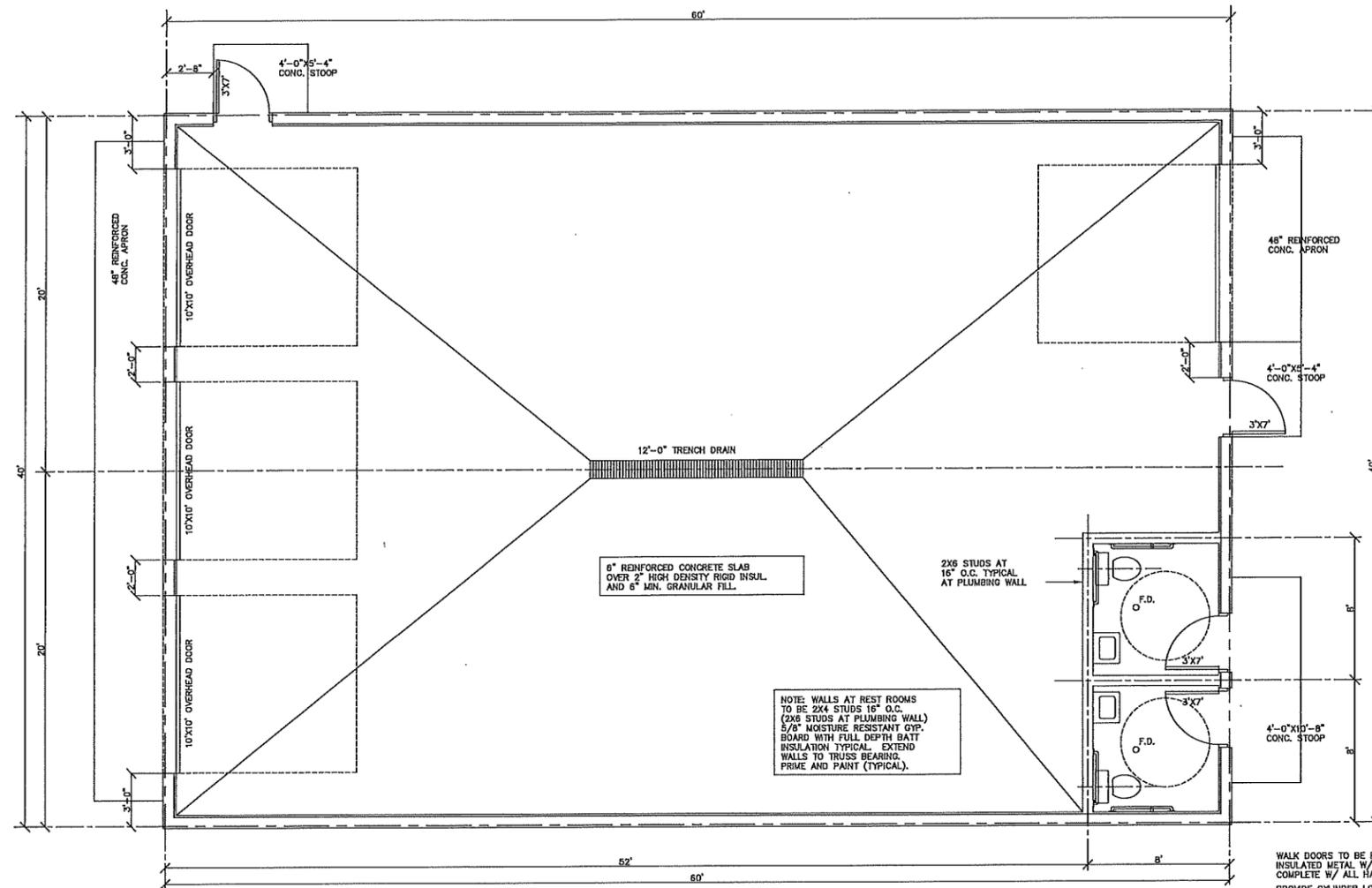
Facility

ISD 716 Garage Door Height Variance

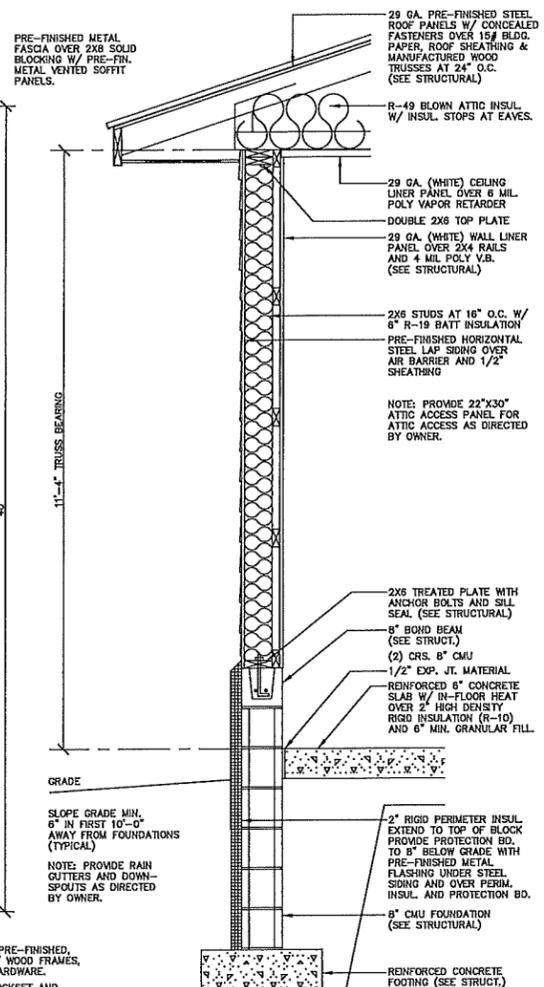


Disclaimer:
 This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of Belle Plaine is not responsible for any inaccuracies herein contained.





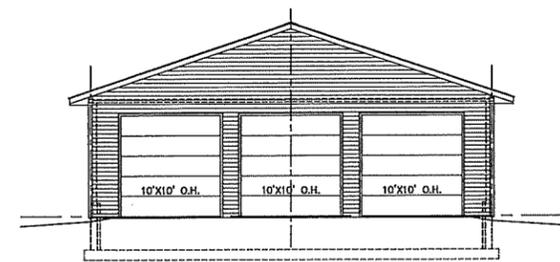
1 FLOOR PLAN - GARAGE AND RESTROOMS
1/4" = 1'-0"



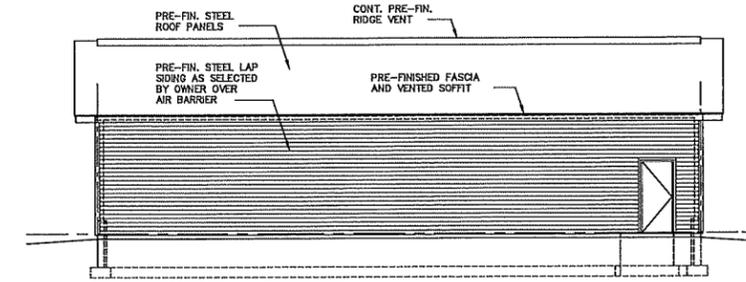
9 TYPICAL WALL SECTION
3/4" = 1'-0"

BUILDING CODE ANALYSIS (2015 MN BUILDING CODE)	
A. OCCUPANCY CLASS	S-1 (MODERATE-HAZARD STORAGE) S-2 (PARKING GARAGE)
B. TYPE OF CONSTRUCTION	V-B
C. ALLOWABLE AREA (TABLE 503)	S-1 9,000 SF S-2 13,500 SF GROSS BUILDING AREA 2,400 SF (40'x60')
D. ALLOWABLE HEIGHT (TABLE 503)	S-1 (1 STORY) S-2 (2 STORY)
E. SPRINKLER SYSTEM	NO
F. SPRINKLER - AREA INCREASE	NONE
G. SEPARATION WALLS	NONE
H. OCCUPANCY SEPARATION	NON-SEPARATED USE
I. BUILDING ELEMENTS FIRE RATING	NONE
J. EXTERIOR WALLS FIRE RATING	NONE
K. OCC. LOAD ALLOWANCE	12 OCCUPANTS GARAGE @ 200 SF GROSS
L. EXITING & OCC. LOAD	(1) EXIT PERMITTED W/ LESS THAN 75' TRAVEL & LESS THAN 45 OCC. (2) EXITS PROVIDED
M. PLUMBING FIXTURES	ACCESSIBLE MEN & WOMEN RESTROOMS PROVIDED
N. MAX. TRAVEL DISTANCE	200'
O. MAX. COMMON PATH OF TRAVEL	75'

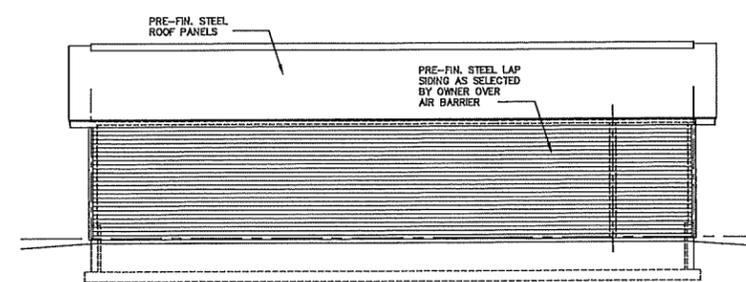
ENERGY CODE (2015 MN ENERGY CODE)	
NOTE: BUS/STORAGE GARAGE TO BE MINIMALLY CONDITIONED WITH IN-FLOOR HEAT, NO AIR CONDITIONING PROPOSED.	
ATTIC INSULATION	R-49 BLOWN INSUL.
WALLS (WOOD FRAME)	R-19 BATT INSULATION
PERIMETER	R-10 2" RIGID INSULATION
UNDER SLAB	R-10 2" RIGID INSULATION
WALK DOORS	INSULATED METAL
OVERHEAD DOORS	INSULATED METAL



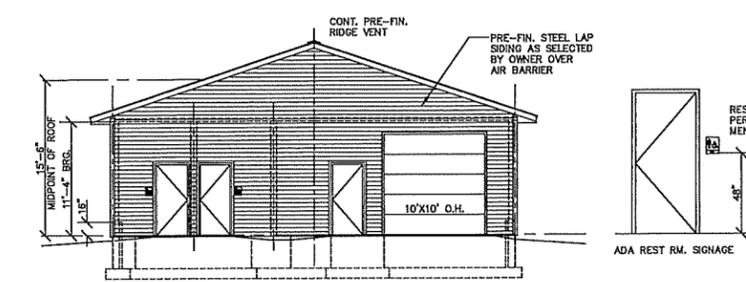
2 NORTH ELEVATION
1/4" = 1'-0"



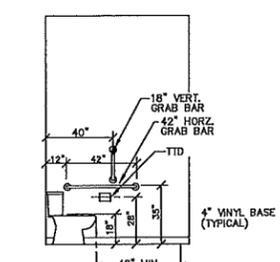
3 EAST ELEVATION
1/4" = 1'-0"



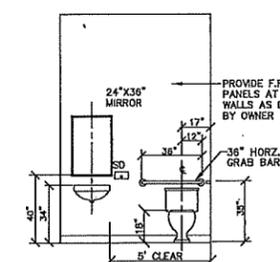
4 WEST ELEVATION
1/4" = 1'-0"



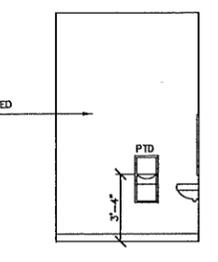
5 SOUTH ELEVATION
1/4" = 1'-0"



6 GRAB BARS (TYP.)
1/4" = 1'-0"



7 RESTROOM ELEV.
1/4" = 1'-0"



8 RESTRM PTD
1/4" = 1'-0"

**BELLE PLAINE SCHOOL K12
GARAGE - STORAGE - RESTROOM ADDITION
BELLE PLAINE, MINNESOTA**

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Minnesota.
Jim Haugen
JAMES HAUGEN, JIA
Date: 10/3/19 Registration No. 17425

HAUGEN ARCHITECTURE, INC.
Architecture • Planning • Adaptive Reuse & Renovation

13 WASHINGTON AVE. WEST
HUTCHINSON, MINNESOTA 55340
612-547-6074

A1

THESE PLANS AND SPECIFICATIONS ARE EXPRESSLY STRUCTURAL REQUIREMENTS FOR THIS PROJECT, AND ARE DEVELOPED FROM INFORMATION PROVIDED. ARCHITECTURAL, MECHANICAL, ELECTRICAL AND OTHER PLANS MUST ACCOMPANY THESE PLANS.

STRUCTURAL NOTES:

GENERAL:

- All construction shall be done in accordance with the Minnesota State Building Code.
- In addition to these structural notes, contractors must also follow the requirements of the Architect's specifications.
- Contractors shall verify all dimensions and conditions on site before construction is begun. Dimensions shall be coordinated with Architect's plans. All observed discrepancies shall be reported immediately.
- Structural members including foundations, walls, trusses, floors, beams, columns, etc. are designed for "in-place" loads. Contractor is responsible for shoring and bracing, without overstressing, all structural elements as required at all stages of construction until completion of this project.

DESIGN LOADS:

1. Roof:	Dead Loads:	15 psf (top chord - includes 5 psf solar panel allowance) 10 psf (bottom chord)
	Live Load (snow load):	40 psf (plus unbalanced loads per ASCE 7-10)
	P _g =	50 psf
	P _f =	39 psf
	C _o =	1.0
	C _t =	1.1

2. Wind load: 115 mph (exposure B)

DESIGN STRESSES:

- Concrete at 28 days
 - Footings and foundations f'_c = 3000 psi
 - Slabs on grade f'_c = 4000 psi
 - Structural slabs f'_c = 4000 psi
- Reinforcing
 - Reinforcing Fabric ASTM A1064 F_y = 60 ksi
 - Reinforcing bars ASTM A-615 Grade 60 F_y = 60 ksi
- Structural Steel
 - Anchor bolts ASTM F1554 F_t = 20 ksi
- Structural Lumber
 - Sills and all other lumber in contact with concrete or masonry - treated #2 S. Pine (See STRUCTURAL WOOD for treating requirements.)
 - 2x6 wall studs - #2 SPF or equal
 - Lintels & misc. framing - #2 SPF or equal
- Masonry
 - Concrete Masonry Units f'_m = 1500 psi
 - Brick Masonry: See Architectural.
 - Masonry fill f'_c = 2500 psi
 - Mortar Types M and S
- Allowable Soil Bearing Pressure 1500 psf (assumed, per IBC Table 1804.2)

DESIGN CODES:

- 2012 Edition of the International Building Code with Minnesota Amendments.
- "National Design Specifications for Wood Construction," latest edition shall govern the design and installation of all dimension lumber.

SITE PREPARATION:

- Remove all topsoil, non-compacted fill or other poor soil from the construction site.
- Slope the site to drain away from the building.
- Excavations within the building area shall be filled with engineered fill following the recommendations of a qualified soils engineer.
- Install 6" compacted granular fill immediately beneath concrete floor.
- Install a 6 mil polyethylene moisture barrier beneath the floor where floor finish is less pervious than concrete slab (to be determined by others).
- All fill shall be properly designed by a qualified soils engineer, and installed and compacted to provide a minimum allowable soil bearing of 1500 psf and adequate floor support.

GENERAL FOUNDATION & CAST-IN-PLACE CONCRETE NOTES:

GENERAL:

- All construction shall be performed in accordance with design codes of the American Concrete Institute, Concrete Reinforcing Steel Institute Manual of Standard Practice, and good construction practice.
- Cross reference structural and architectural drawings to ensure correct dimensions, placement of all anchor bolts, openings, etc.
- The contractor is to coordinate all underground mechanical piping and ductwork elevations with the mechanical contractor and adjust footing elevations as necessary to conform.

STEEL REINFORCEMENT

- "ACI Code of Standard Practices" is to govern fabrication of all reinforcing steel.
- Cast-in-place concrete shall be installed per ACI 318 and ACI 301. Install all inserts, dowels, etc. as indicated on plans.
- floor reinforcing shall be properly supported on chairs.
- Reinforcing supplier is to provide all accessories, chairs, spacing bars and supports necessary to secure steel in accordance with "ACI Detailing Manual" latest edition.
- Lap all reinforcing bars a minimum of 40 bar diameters and stagger splices.
- Bend all horizontal reinforcing bars a minimum of 24" around all corners.
- Provide minimum concrete protection for all reinforcement as per section 7.7 of ACI 318 with the following minimum requirements for cast in place concrete:
 - Cast against and permanently exposed to earth 3"
 - Exposed to earth and weather #5 bars and smaller 1 1/2"
 - Exposed to earth and weather #6 bars and larger 2"

CONCRETE PLACEMENT

- All footings are centered under foundation walls and columns above, unless otherwise shown.
- No part of the structure shall be placed on frozen soil.
- Maintain frost depth for all footings. Extend footings to bear on natural soils or engineered fill.
- Contractor shall be responsible to keep the foundation and soil within the building area from freezing during below-freezing construction.
- Contractor shall be responsible to implement cold weather concrete requirements as per ACI 306.
- Contractor shall be responsible to implement hot weather concrete requirements as per ACI 305.
- All door opening sizes and locations are to be verified.
- All concrete shall be protected from premature drying and freshly placed concrete shall be protected against wash by rain.
- Place one anchor/anchor bolt within 12" of each corner and within 12" of each end of each piece of sill. Use minimum (2) anchors/anchor bolts per piece. See plan for required sizes, spacing, and any special locations.

SLAB ON GRADE:

- Control joints shall be saw cut into strip pours as soon as concrete can accept it without raveling.
- Construction and/or control joints shall be cleaned and sealed for curing purposes as soon as possible.
- Construction and/or control joints will occur @ maximum of 18'-0" O.C.
- Install construction or control joints at all corners where cracking is likely to occur.

- See Architectural drawings for all floor finishes, slopes, floor drains, recesses, depressions, etc. not shown on foundation plan.

MASONRY:

MATERIAL STANDARDS

- Concrete masonry units shall conform to ASTM C90.
- Concrete fill shall be 2500 psi concrete with maximum 3/8" aggregate.
- Use type "M" mortar below grade and type "S" above.

STEEL REINFORCEMENT

- Install masonry reinforcing as shown on plans. Center rebars in CMU unless noted otherwise.
- All masonry walls shall have ladder-type horizontal joint reinforcement located in every second course consisting of 9 gage side rods with 9 gage cross rods at maximum 16" o.c. (standard "Duo-Wall" or equal).
- Provide reinforcement positioners to hold vertical reinforcing properly at top and bottom of all lifts.
- Lap vertical reinforcing in 40 bar diameter lengths.
- Dowels shall match size and number of reinforcing. Hook into footing minimum 7" and lap 40 bar diameters with main steel.

CMU AND GROUT PLACEMENT

- Masonry units shall be laid up in running bond.
- Provide full mortar bedded face shells and webs around all grouted cells for full bearing and to prevent leakage into adjacent cells.
- Fill cores at vertical reinforcing with grout, rodded or vibrated in place.
- Masonry wall cells to be grouted with concrete in maximum 5'-0" lifts. Remove all overhanging mortar obstructions and debris from the cells prior to grouting.

STRUCTURAL WOOD:

GENERAL

- All rough framing members shall be framed, anchored, tied and braced so as to develop the strength and rigidity necessary for the purpose for which they are used.
- All member sizes given on drawings are nominal sizes.
- Lumber shall be protected from the elements until the time it is used in construction.

MATERIAL STANDARDS

- Sill plates shall be treated with waterborne preservatives in accordance with AWP Standard U1 to the requirements of Use Category 2 (UC2). Wood in ground contact shall be treated with waterborne preservatives in accordance with AWP Standard U1 to the requirements of Use Category 4A (UCA4).
- Lumber grading rules and wood species shall conform to Product Standard PS 20-99 as published by the U. S. Department of Commerce. Any grading rules provided by an agency shall be certified by the National Grading Rule Committee's Board of Review as conforming to the National Grading Rule for dimension lumber.
- All lumber is to be graded and stamped showing grading agency, mill number or name, grade of lumber, species or species grouping or combination designation, rules under which graded, where applicable, and condition of seasoning at time of manufacture.
- All lumber shall be surfaced and installed at a moisture content of 19% or less, and have the "S-Dry" indication included on the grade stamp.

ENGINEERED WOOD PRODUCTS

- Engineered wood product manufacturer shall provide required standard installation details. Contractor is responsible for full understanding and compliance with manufacturer's requirements for bracing, bearing, nailing, blocking, etc.
- Engineered wood products indicated on plans may be substituted with products by an alternate manufacturer upon Engineer's approval. Supplier of proposed substitution must provide certified calculations and details. Requirements for acceptance of substitutes may include, but are not limited to, equal or superior design properties, equivalent material types (LVL, MSR, etc.) matching material dimensions, etc.

GENERAL FRAMING AND INSTALLATION

- All plywood and OSB shall be installed per American Plywood Association standards, and by using the following minimums:
 - Roof:
 - Use 15/32" APA Rated Sheathing 32/16.
 - Apply sheathing with long dimension across (perpendicular to) framing members.
 - Stagger end (4'-0") joints.
 - Nail all panel edges with 8d common nails at 6" o.c.
 - Nail to all intermediate framing with 8d common nails at 12" o.c.
 - Install plywood clips at all unsupported edges.
 - Walls:
 - Use 7/16" APA Rated Sheathing 24/16.
 - All panel edges blocked with 2" nominal or wider framing.
 - Nail all panel edges with 8d common nails at 6" & 4" o.c. as shown on plans.
 - Nail to all intermediate framing with 8d common nails at 12" o.c.
- All wood framing members shall be fastened according to IBC Table 2304.9.1 unless noted otherwise.
- Fasteners used above grade and into treated lumber shall be of AISI type 304 or 316 stainless steel or hot-dipped galvanized steel conforming to the requirements of ASTM A153 or hot-tumbled galvanized steel conforming to the minimum requirements for Class 55 coating in ASTM B695. Fasteners used with steel connectors to be of same material.
- Connectors to be manufactured by Simpson Strong Tie company or USP and shall be installed as per manufacturer's recommendations. All mechanical connectors in contact with treated wood shall be hot dipped galvanized.
- Connectors to be manufactured by Simpson Strong Tie company or equal and shall be installed as per manufacturer's recommendations.
- Headers are to be end-nailed to full-length column ply with (2) 16d common nails per header ply.

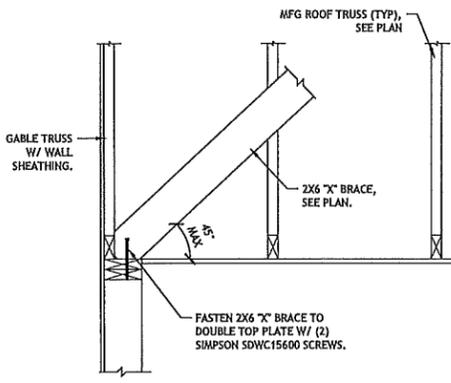
WOOD TRUSS NOTES:

GENERAL

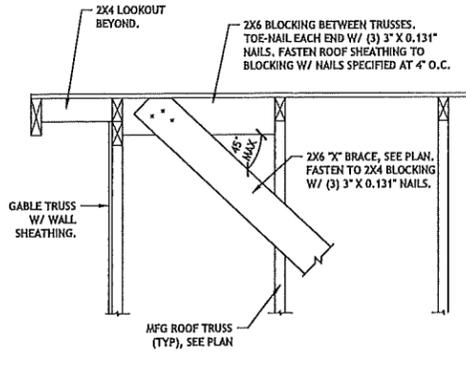
- All prefabricated wood trusses shall be furnished in accordance with designs prepared by a professional engineer registered in the State of Minnesota, using the design loads and span conditions indicated. Truss manufacturer shall provide a truss layout and certified truss drawings for approval prior to beginning construction.
- All trusses to be designed using creep factor of 1.50 when calculating dead load deflection.
- Attic access openings max. 22 1/2" wide. See Architectural for any attic access opening locations.
- Vertical live load deflection of roof trusses shall be limited to L/240.

INSTALLATION AND BRACING

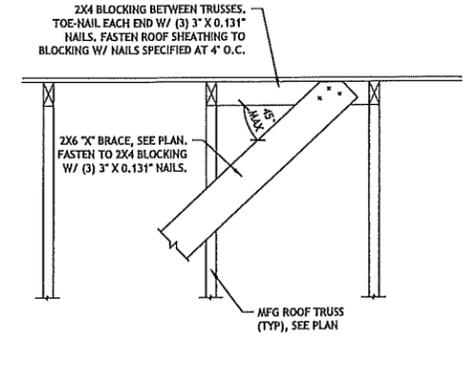
- Handling of trusses and erection bracing is the responsibility of the contractor. Contractor shall provide temporary diagonal, lateral and cross bracing in accordance with the publication BCSI 1-03 and BCSI-B10 by WTCA & TPI, and as otherwise necessary. Truss manufacturer shall provide BCSI 1-03 and BCSI-B10 to contractor.
- The contractor shall provide permanent continuous lateral bracing (CLB) perpendicular the plane of web members as shown on the truss drawings. CLB shall be lapped a minimum of one truss. CLB shall be fastened to rigid members, walls, roof or ceiling diaphragm at CLB terminations. Unless specified by the truss manufacturer, fasten CLB to each intersecting truss member with (2) 10d com. nails.
- Brace trusses sufficiently during erection to prevent toppling or dominoing. Install all permanent bracing before placing loads on trusses.
- Gable end trusses will be subjected to wind loads, and must be designed (by truss supplier) or braced for that load.
- Provide blocking between trusses at wall top plates as shown on plans.



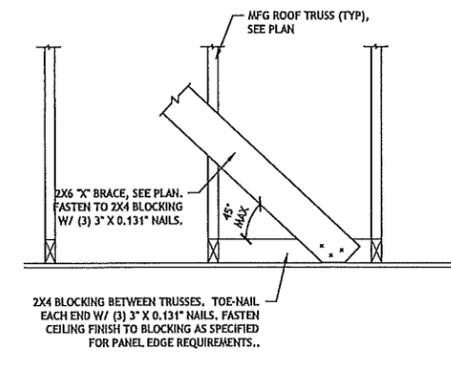
A "X" BRACE FASTENING DETAIL
S1 1" = 1'-0"



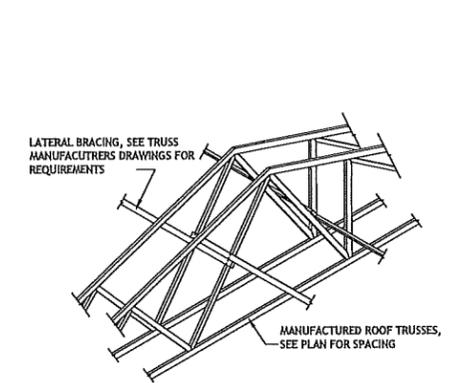
B "X" BRACE FASTENING DETAIL
S1 1" = 1'-0"



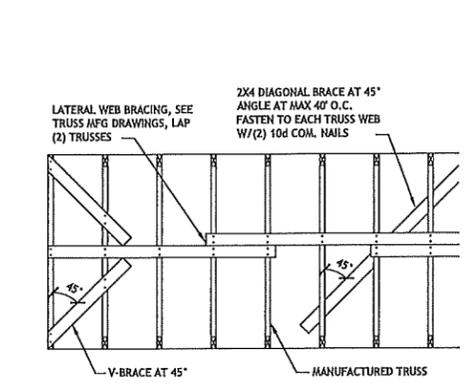
C "X" BRACE FASTENING DETAIL
S1 1" = 1'-0"



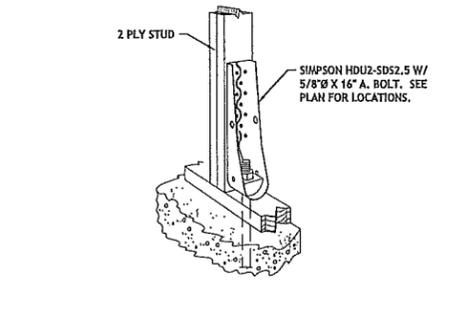
D "X" BRACE FASTENING DETAIL
S1 1" = 1'-0"



E LATERAL BRACE DETAIL
S1 N.T.S.



F LATERAL BRACE DETAIL
S1 N.T.S.



G TYPICAL HOLDOWN DETAIL
S1 3/4" = 1'-0"

KEYNOTES -

NO.	DATE	BY	REVISIONS
1			
2			
3			
4			

JOB #	DATE	BY	REVISIONS
19-152			
Dwg. No.			
SRE			
DATE	10/4/19		

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the state of Minnesota.

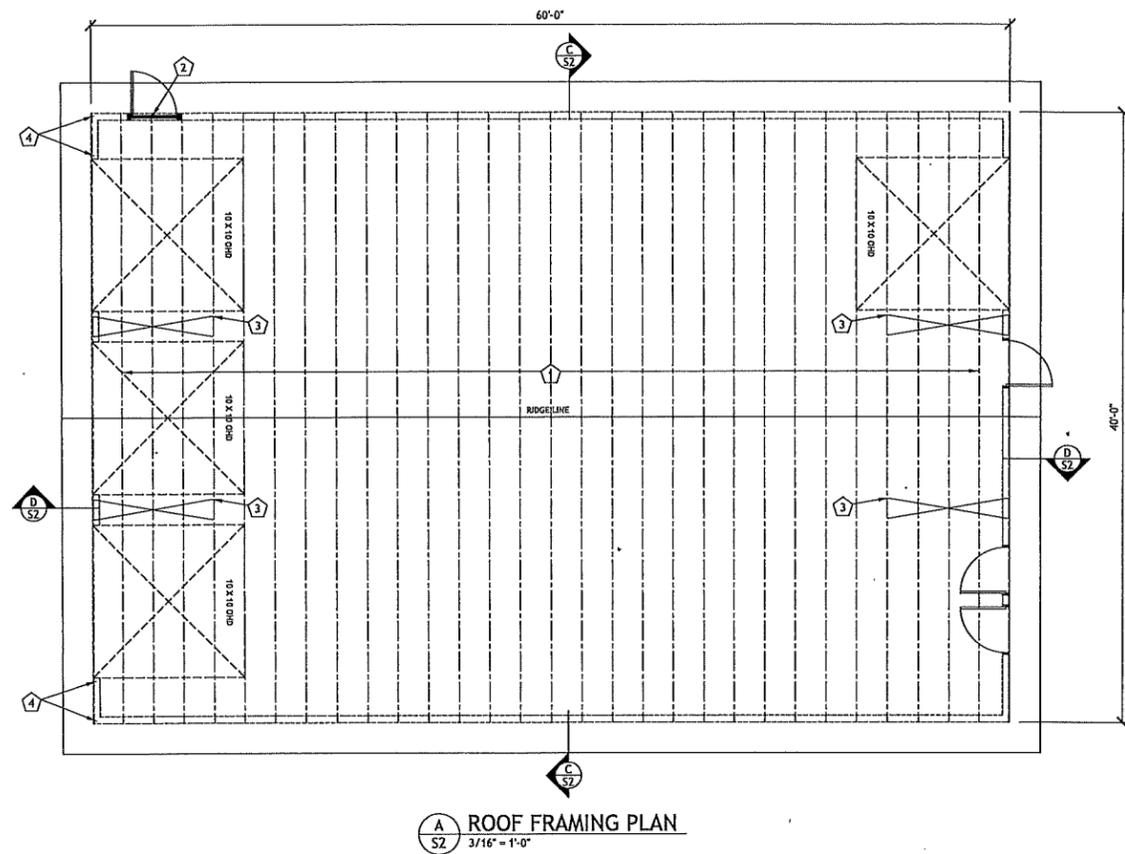
Signature: Steven R. Engeldreison
 License Number: 23910
 Date: 10/4/19

Paumen & Associates, Inc.
 STRUCTURAL ENGINEERS
 929 12th St. E., Suite 1 - Glencoe, Minnesota
 Phone: (320) 864-5642 Fax: (320) 864-5672
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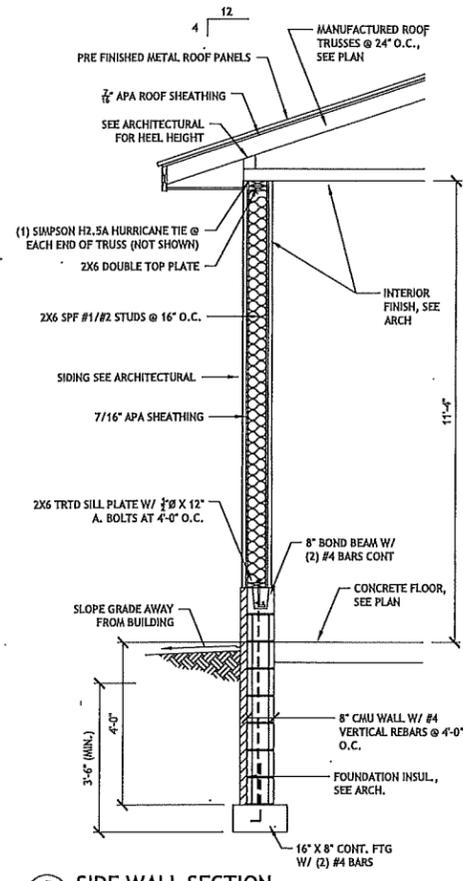
BELLE PLAINE SCHOOL DISTRICT
 220 SOUTH MARKET STREET
 BELLE PLAINE, MN 56011
 HAUGEN ARCHITECTURE

NOTES

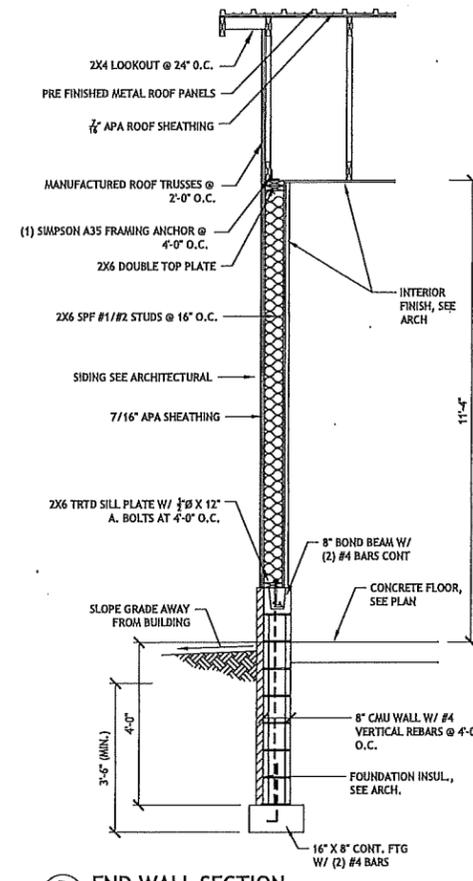
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
- REFER TO THE STRUCTURAL NOTES ON SHEET S1 FOR IMPORTANT STRUCTURAL REQUIREMENTS.



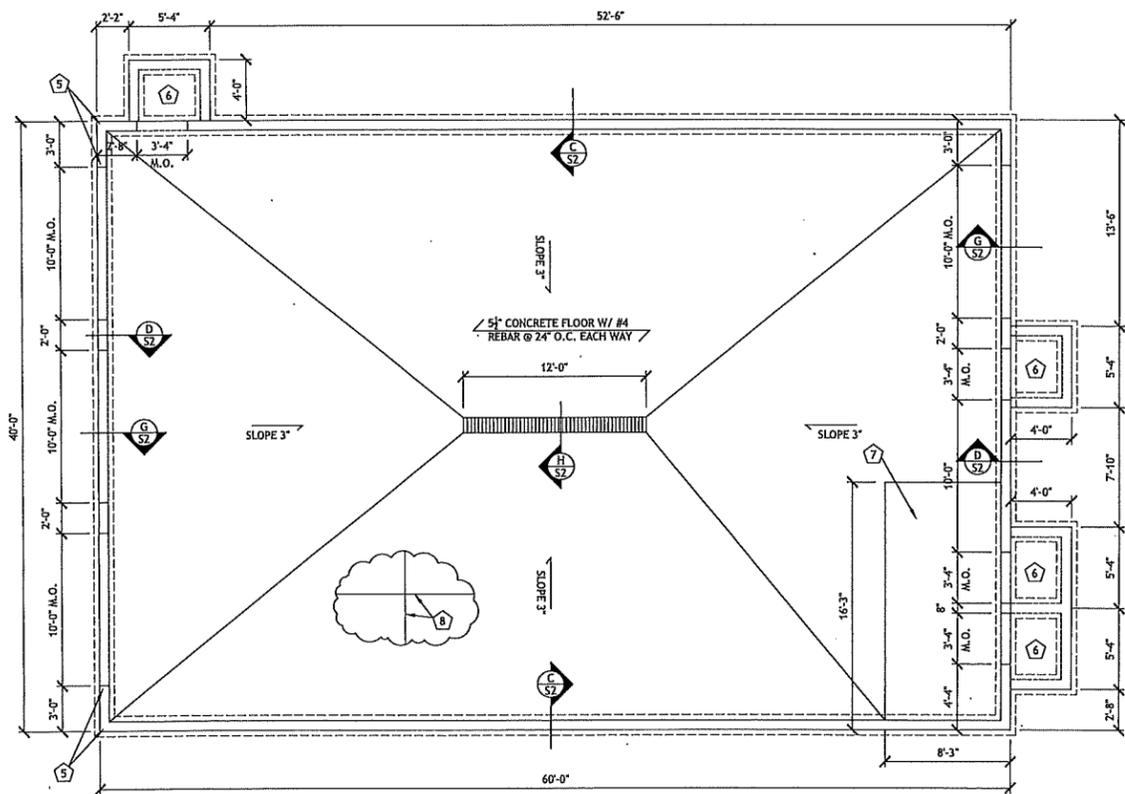
A ROOF FRAMING PLAN
3/16" = 1'-0"



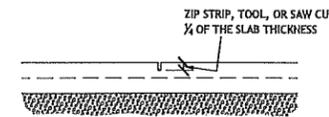
C SIDE WALL SECTION
1/2" = 1'-0"



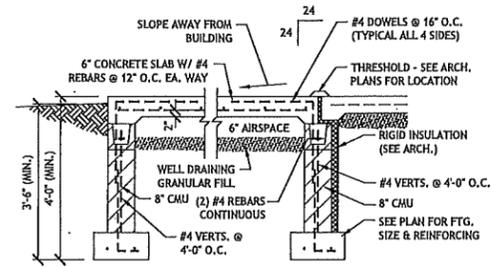
D END WALL SECTION
1/2" = 1'-0"



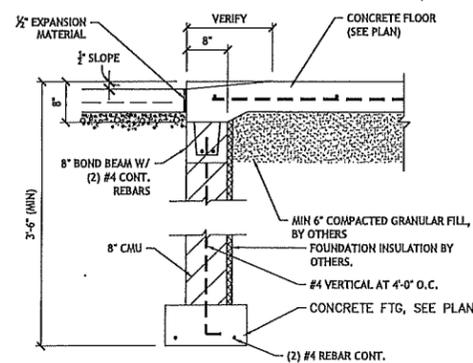
B FOUNDATION PLAN
3/16" = 1'-0"



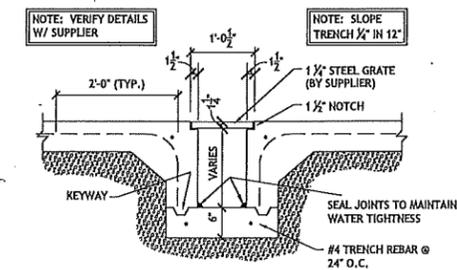
E CONTROL JOINT DETAIL
3/4" = 1'-0"



F TYP. STOOP SECTION
1/2" = 1'-0"



G FOUNDATION SECTION AT OVERHEAD DOOR OPENINGS
3/4" = 1'-0"



H TRENCH DRAIN DETAIL
3/4" = 1'-0"

KEYNOTES

- 40'-0" SPAN, 24" O.C. ENGINEERED WOOD TRUSSES
- (2) PLY 2X8 SPF #1/#2 HEADER W/ (1) TRIMMER AND (1) KING STUD EACH END
- 2X6 "X" BRACING SEE DETAILS A, B, C, D/S1
- SIMPSON HZ-5A HURRICANE TIE W/ 1/2" DIA X 16" LONG ANCHOR BOLT SEE DETAIL G/S1
- HOOK VERTICAL REBAR INTO BOND BEAM AT HOLDOWN LOCATIONS
- STOOP SEE DETAIL F/S2
- BESTROOM AREA - LEVEL FLOOR AT WALL LOCATIONS SLOPE REMAINING TO FLOOR DRAINS. SEE ARCHITECTURAL FOR FLOOR DRAIN LOCATIONS
- CONTROL JOINT SEE DETAIL E/S2

NO.	DATE	BY	REVISIONS
1			
2			
3			
4			

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the state of Minnesota.
Steven R. Englebretson
 SIGNATURE: _____ DATE: 10/4/19
 LICENSE NUMBER: 28910

NOTES

- CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
- REFER TO THE STRUCTURAL NOTES ON SHEET S1 FOR IMPORTANT STRUCTURAL REQUIREMENTS.

Paumen & Associates, Inc.
 STRUCTURAL ENGINEERS
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 Phone: (320) 864-5642 Fax: (320) 864-5672
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BELLE PLAINE SCHOOL DISTRICT
 220 SOUTH MARKET STREET
 BELLE PLAINE, MN 56011
 HAUGEN ARCHITECTURE

**BELLE PLAINE PLANNING COMMISSION
RESOLUTION PZ 19-025(A)**

**A RESOLUTION RECOMMENDING THE COUNCIL CONDITIONALLY APPROVE A VARIANCE TO
SECTION 1105.07, SUBD. 6(3) OF THE CODE TO ALLOW A GARAGE DOOR HEIGHT
MAXIMUM OF TEN (10) FEET FOR A STRUCTURE ON
LOT 1, BLOCK 5 BELLE PLAINE SCHOOL PLAT**

WHEREAS, the City Code §1103.07 provides for the processing of variance requests; and,

WHEREAS, Independent School District 716 is the owner of Lot 1, Block 5 Belle Plaine School Plat; and,

WHEREAS, Independent School District 716 (the 'Applicant') has applied for a variance to Section 1105.07, Subd. 6(3) of the City Code which restricts garage door heights to a maximum of nine (9) feet; and,

WHEREAS, the subject property is identified as PID # 200340060, is legally described as Lot 1, Block 5, Belle Plaine School Plat; and,

WHEREAS, a public hearing was scheduled and held by the Planning Commission, the City's designated Planning Agency, on October 14, 2019 following duly published notice to accept public comment on a proposed variance to Section 1105.07, Subd. 6(3) of the City Code relating to maximum garage door height; and,

WHEREAS, the Planning Commission accepted public input and discussed the proposed variance; and,

WHEREAS, the Planning Commission finds:

- The subject property is guided for residential use and zoned R-3 Single and Two Family Residential. Educational uses are allowable uses in the R-3 District. Use of the property will remain educational. Buses are a typical part of school operations. The proposed facility is consistent with Comprehensive Plan and the general purpose/intent of the Code.
- The proposed facility is to be located south of an existing off-street parking area and west of an existing school. There are no residential dwellings contained within the vicinity of the proposed facility.
- Buses to be stored in the facility require a ten-foot overhead door clearance, without the variance the school must store buses outside.

NOW, THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF BELLE PLAINE, SCOTT COUNTY, MINNESOTA, THAT: It recommends the City Council approve a variance to Section 1105.07, Subd. 6(3) of the City Code thereby allowing a ten (10) foot garage door height at Lot 1, Block 5 Belle Plaine School Plat provided:

1. The "Use" is a 2,400 square foot facility proposed for Lot 1, Block 5 Belle Plaine School Plat.
2. This approval shall expire one year after date of approval unless the Applicant has commenced construction of the garage.
3. A building permit is required.
4. This permit is subject to all applicable codes, regulations and ordinances, and violation thereof shall be grounds for revocation.

The adoption of the foregoing resolution was duly moved by Commissioner _____ and seconded by Commissioner _____ and after full discussion thereof and upon a vote being taken thereon, the following Commissioners voted in favor thereof: _____. Commissioners _____ were not present.

and the following voted against the same: _____.

Whereupon said resolution was declared duly passed and adopted. Dated this 14th day of October, 2019.

Ashley Cauley
Chairperson

Cynthia Smith Strack
Community Development Director

**BELLE PLAINE PLANNING COMMISSION
RESOLUTION PZ 19-025(B)**

**A RESOLUTION RECOMMENDING THE COUNCIL DENY A VARIANCE TO SECTION 1105.07,
SUBD. 6(3) OF THE CODE TO ALLOW A GARAGE DOOR HEIGHT
MAXIMUM OF TEN (10) FEET FOR A STRUCTURE ON
LOT 1, BLOCK 5 BELLE PLAINE SCHOOL PLAT**

WHEREAS, the City Code §1103.07 provides for the processing of variance requests; and,

WHEREAS, Independent School District 716 is the owner of Lot 1, Block 5 Belle Plaine School Plat; and,

WHEREAS, Independent School District 716 (the 'Applicant') has applied for a variance to Section 1105.07, Subd. 6(3) of the City Code which restricts garage door heights to a maximum of nine (9) feet; and,

WHEREAS, the subject property is identified as PID # 200340060, is legally described as Lot 1, Block 5, Belle Plaine School Plat; and,

WHEREAS, a public hearing was scheduled and held by the Planning Commission, the City's designated Planning Agency, on October 14, 2019 following duly published notice to accept public comment on a proposed variance to Section 1105.07, Subd. 6(3) of the City Code relating to maximum garage door height; and,

WHEREAS, the Planning Commission accepted public input and discussed the proposed variance; and,

WHEREAS, the Planning Commission finds:

- The plight of the property owner results from the fact the property owner operates school buses and is not unique to the property.
- The plight of the property owner is not related to lot shape, size, features, or any naturally occurring factor. The height of a garage door is not unique to the property and could occur in nearly any area within the City zoned R-3 Single and Two Family Residential.

NOW, THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF BELLE PLAINE, SCOTT COUNTY, MINNESOTA, THAT: It recommends the City Council deny a variance to Section 1105.07, Subd. 6(3) of the City Code as proposed by Independent School District 716 for a proposed structure at Lot 1, Block 5 Belle Plaine School Plat.

The adoption of the foregoing resolution was duly moved by Commissioner _____ and seconded by Commissioner _____ and after full discussion thereof and upon a vote being taken thereon, the following Commissioners voted in favor thereof: _____. Commissioners _____ were not present.

and the following voted against the same: _____.

Whereupon said resolution was declared duly passed and adopted. Dated this 14th day of October, 2019.

Ashley Cauley
Chairperson

Cynthia Smith Strack
Community Development Director