

To: HONORABLE MAYOR AND CITY COUNCIL.

FROM: Dave Maroney, Director of Economic Development and Planning.

SUBJECT: Molenaar Trust Property Variance Request.

DATE: December 11, 2013.

BACKGROUND.

On behalf of the Robert E. and Mary G. Molenaar Trusts ("Owner"), Dr. Karl Molenaar (Trustee) has made application for a Variance to allow a residential lot to be created within the Urban Reserve District ("UR District") that does not comply with the minimum lot width standard of 250-feet (Section 152.466) – see the accompanying aerial photograph. The Survey proposes a lot width along Highway No. 20 of 179.65-feet. Although the proposed lot area exceeds the 10-acre minimum area requirement established for the UR District, the remaining frontage along Highway 20 controlled by the Owner is less than 250-feet.

Last year the City Council agreed to extend municipal utilities from the west side of Highway 20 to the east side to provide sanitary sewer and water service for three (3) single family dwellings proposed for construction on the Molenaar property. This action was completed in conjunction with the passage of Ordinance No. 325. At that time, the Owner had not yet initiated completion of a property survey to depict the two parcels that were anticipated in addition to the single lot that was purchased by Leon Hanson.

REQUESTED COUNCIL ACTION.

The City Council is asked to approve the Variance application thereby providing for the third lot and as recommended by the Planning Commission.

Molenaar Trust Variance

December 2, 2013



- City
- County Boundaries
- Railroad
- Airports
- Cannon Falls Trails
- Proposed Trail
- City Trails
- Structures
- Roads
- US Hwy
- State Hwy
- County
- Roads
- Lakes & Rivers
- Parcels
- Unincorporated Community
- City Parks
- Municipalities

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 Cannon Falls Online Mapping Site. Sources: Goodhue County, MN; City of Cannon Falls, MN. Map Created: 11/22/2013

**CITY OF CANNON FALLS
GOODHUE COUNTY, MINNESOTA**

RESOLUTION NUMBER 2051

RESOLUTION APPROVING VARIANCE FOR MOLENAAR TRUST PROPERTY

WHEREAS, Robert E. and Mary G. Molenaar Trusts ("Owner") has made application for a Variance to allow a residential lot to be created within the Urban Reserve District ("UR District") that does not comply with the minimum lot width standard of 250-feet; and

WHEREAS, the Planning Commission conducted a public hearing on December 2, 2013 to accept testimony relating to the application and finds that: (a) the proposed lot width of nearly 180-feet is not expected to adversely impact the general welfare, public health or safety of the neighborhood and the new lot will generally be consistent with the Comprehensive Plan; (b) given the circumstances, a lot width of less than 250-feet is reasonable and consistent with the purpose of the UR District which is to preserve a low density rural environment and the lesser lot width does not alter the essential character of the locality or the neighborhood; (c) the Owner proposes a 11.4 acre lot which is larger than the minimum 10-acre lot area standard for a single family dwelling constructed within the UR District and the Owner proposes to develop the property for residential use which is reasonable; (d) that the practical difficulties do not appear to have been created by the Owner but rather by the official controls that were implemented by the City Code in 2006; and (e) municipal utilities are available to serve a single family home that may be constructed on the lot for which the Variance is being sought; and

WHEREAS, the Planning Commission recommends to the City Council that the application for the Variance be approved.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF CANNON FALLS, MINNESOTA that based upon these findings that the application for the Variance is approved.

Adopted this 17th day of December, 2013.

BY: _____
Lyman M. Robinson, Mayor

ATTEST: _____
Aaron S. Reeves, City Administrator