
MEMORANDUM



TO: Mayor & City Council
FROM: Mary Lou DeWitt, Comm. Dev. Zoning Specialist
SUBJECT: **Variance to allow zero foot setback for a link between a current building located at 1705 14th Street South and a new building**
DATE: September 20th, 2022

Informational Only

Background:

The Planning Commission held a public hearing on September 19, 2022 for a variance application for R. W. Builders, on behalf of Erdman Automation, to allow zero foot side yard setback for an addition to have a link to be connected from the new building on the east to the current building. This creates a zero setback where the links will be built over the property line which requires a variance. The properties are located at 1705 14th Street South on Lots 2 & 3, Block 2, Princeton Industrial Park Third Addition. The property is zoned MN-1, Industrial District and designated as Industrial on the Future Land Use Plan. The existing production and warehouse production and warehouse building will be joined with a link on the southwest corner of the proposed building.

The applicant has indicated that the links could be removed in the future if need be. The Ordinance requires a 20 foot sideyard setback and this will be in place if the link is removed in the future.

Analysis:

The Planning Commission approved the Site Plan for the Erdman addition at their August 15th, 2022 meeting with the condition that a variance be applied and approved allowing the building link to be built over the property line or the buildings not to be connected.

Variance Standards:

A variance shall not be granted by the Planning Commission unless it conforms to the following standards:

1. Is the variance in harmony with the general purposes and intent of the Zoning Ordinance?

Comment: Yes, there is a 20 foot setback in place for the current building and proposed building if the link were to be removed.

2. Is the variance consistent with the Comprehensive Plan?

Comment: Yes, the link will be in place for industrial production not to be halted due to weather conditions between the two buildings.

3. Does the property owner propose to use the property in a reasonable manner not permitted by the Zoning Ordinance?

Comment: Yes, the link is a reasonable use of industrial land and use.

4. Are there circumstances unique to this property not created by the landowner?

Comment: Yes, the removable link will give the owner flexibility of selling the new building in the future which will provide possible Industrial Park growth.

5. Will the issuance of the variance maintain the essential character of the locality?

Comment: Yes, the current and new building will be used for production and warehouse that is designated in the MN-1, Industrial District.

6. Does the alleged practical difficulty involve more than economic considerations?

Comment: Yes, connections are temporary and setback are in place if the link is removed.

Conclusion / Recommendation:

The Planning Commission approved the variance for Erdman Automation with the following condition:

1. The building connection be removed if and when one of the affected lots is sold to a different property owner.