

SPECIAL MEETING OF THE CITY COUNCIL
CITY OF CALEDONIA, MINNESOTA
Monday, July 16, 2007

CALL TO ORDER: Following due call and notice thereof, Mayor Morey called the meeting to order at 6:30 p.m. in the Council Room, City Hall.

ROLL CALL: Members present: Mayor Michael J. Morey; Council Members: Paul Fisch, Gary Klug and Robert Standish. Members absent: Randi Vick. Consultants and City staff present: Michael Gerardy and Robert L. Nelson. Visitors present: Tom Molling, Mr. and Mrs. Travis Fishel, Larry Thompson and Marcus Evans, Houston County Engineer.

BUSINESS ITEM:

A. ZONING APPLICATION – MR. AND MRS. TRAVIS FISHEL: Mr. and Mrs. Fishel and Zoning Administrator Michael Gerardy explained their proposal to construct a commercial building with a second story wherein they intended to reside. If they were permitted access onto Main Street, then the building would face northward toward Main Street, but if they were restricted to gain access from Grove Street, then the building would face westward toward the elementary school. In either event the building would retain the dimensions of 30' x 60' and be a 2 story building. Attached to this request was a request for variance to create parking stalls having a dimension of 9' x 18' instead of the mandated size stipulated in the ordinance being 10' x 25'. Also being considered by action of the Council is re-zoning of this parcel and the parcel immediately east from an Urban Residential (R-2) District to a Transitional Central Business District (B-1-1). Marcus Evans, Houston County Engineer, informed the Council and the Fishel's that he would not authorize a driveway access onto Main Street for safety and traffic flow reasons. Because of all considerations, including the grade toward Main Street, he would require access to the parcel from Grove Street. He did explain that had they purchased only the northerly portion of this parcel such that there was no access to the property other than via Main Street, then it would be necessary to grant a driveway access. When there was no further discussion, Mayor Morey closed the Public Hearing and resumed the special meeting. Following brief discussion, a motion was made by Member Klug, seconded by Mayor Morey, to re-zone from Urban Residential (R-2) to Transitional Downtown Business District (B-1-1) parcels number 21.0124.001 and 21.0124.002. All members present voted in favor and the motion was declared carried. Thereupon Mayor Morey made a motion, seconded by Member Standish, to approve the Zoning Application proposing to construct a 30' x 60' commercial unit with a second story residential unit on parcel number 21.0124.001. All members present voted in favor and the motion was declared carried. Further, a motion was made by Mayor Morey, seconded by Member Standish, to deny the request for variance on the dimension of parking stalls since there appeared to sufficient area to accommodate the 7 to 9 spaces required on this 150' x 300' parcel. All members present voted in favor and the motion was declared carried.

ADJOURNMENT: A motion was made by Mayor Morey, seconded by Member Fisch, to adjourn. All members presented voted in favor, the motion was declared carried and the meeting then adjourned at 7:23 p.m.

Michael J. Morey, Mayor

Robert L. Nelson
City Clerk - Administrator