

**City of Menahga
Information Memorandum 16-005
Resolution No. 2016-007**

Subject: Resolution No. 16-007: Issuing a Variance from the Parking Regulations in Menahga Municipal Code 15.151.38 Off-street Parking and Loading to RSBR Investments LLC

Agenda of: July 11, 2016

Council action: Adopted _____

Summary statement:

RSBR Investments LLC is developing the new Dollar General Store and has requested a variance from the 90 parking spaces listed in Menahga Municipal Code 15.151.38 B. 15. RSBR's variance application proposes 30 parking spaces.

On June 28, 2016, the Planning Commission adopted Planning Commission Resolution No. 2016-001 recommending the City Council approve the requested variance.

Adoption of Resolution No. 16-007 by the City Council officially issues the variance to RSBR Investments LLC.

Fiscal information:

Total amount of funds listed in this legislation: \$ 0

This legislation (✓):

Has no fiscal impact Creates a positive impact in the amount of: \$ _____
 Creates a negative impact in the amount of: \$ _____

Funds are (✓):

Budgeted Line item(s): _____
 Not budgeted Affected line item(s): _____

Attachments:

- Resolution No. 2016-007
- Planning Commission Resolution No. 2016-001
- Variance Request Application
- Dollar General Site Layout
- Public Comments

Agenda Date:	July 11, 2016
Action:	Adopted
Vote:	Unanimous
Yes:	No:
Ahlf	
Henstorf	
Lawrey	
Rasmussen	
Foss	

CITY OF MENAHGA, MINNESOTA

Resolution No. 2016-007

A Resolution of the Menahga City Council Issuing a Variance from the Parking Regulations in Menahga Municipal Code 15.151.38 Off-street Parking and Loading to RSBR Investments LLC

The City of Menahga, Minnesota ordains:

WHEREAS, the City of Menahga received a complete variance request application from RSBR Investments LLC concerning parking for the proposed Dollar General Store; and

WHEREAS, the application requests a variance from the 90 parking spaces listed in MMC 15.151.38 B. 15., and proposes to provide 30 parking spaces; and

WHEREAS, the property is zoned C-1; and

WHEREAS, the City of Menahga Planning Commission adopted Planning Commission Resolution No. 2016-001, recommending the City Council approve the variance request from RSBR Investments LLC; and

WHEREAS, Menahga Municipal Code (MMC) 15.151.53 provides the City Council with the authority to issue variances based on certain criteria; and

WHEREAS, the City Council determines the following:

1. The variance request is in harmony with the general purposes and intent of the MMC.
2. The variance request is consistent with the Comprehensive Plan and the stated objective to support development of future commercial businesses.
3. The property owner proposes to use the property in a reasonable manner not permitted by MMC 15.151.38.
4. The plight of the landowner is due to circumstances unique to the property not created by the landowners.
5. The variance will not alter the essential character of the locality as the property is zoned commercial.

NOW, THEREFORE BE IT resolved by the City Council that the requested variance is issued to RSBR Investments LLC to allow the following:

1. 30 parking spaces for the proposed Dollar General Store

Passed and approved this eleventh day of July, 2016

Patrick Foss, Mayor

Janette M. Bower, MMC, Administrator

Agenda Date: June 28, 2016

Action: Adopted

Vote: Unanimous

Yes:

No:

Henstorf

Torma

Wisuri

CITY OF MENAHGA, MINNESOTA

Planning Commission Resolution No. 2016-001

A Resolution of the Menahga Planning Commission Recommending the Menahga City Council Approve a Variance Request from the Parking Regulations in Menahga Municipal Code 15.151.38 Off-street Parking and Loading

The City of Menahga, Minnesota ordains:

WHEREAS, the City of Menahga received a complete variance request application from RSBR Investments LLC concerning parking for the proposed Dollar General Store; and

WHEREAS, the application requests a variance from the 90 parking spaces listed in MMC 15.151.38 B. 15., and proposes to provide 30 parking spaces; and

WHEREAS, the property is zoned C-1; and

WHEREAS, on June 13, 2016, 18 public hearing notices were mailed to property owners within 300 feet of the property and published in the paper; and

WHEREAS, a variance request must be reviewed by the Planning Commission, with a recommendation to the City Council.

NOW, THEREFORE BE IT resolved by the Menahga Planning Commission that the Commission recommends City Council approval of the variance request and believes the reduction in parking spaces suits the company's ability to place a commercial building and parking.

Passed and approved this twenty-eighth day of June, 2016



Janette M. Bower, MMC, Administrator

Jerry Wisuri, Planning Commission Chair

Fee
\$150.00

CITY OF MENAHPGA
APPLICATION FOR
VARIANCE

Date Received
5/31/16 JS

(Please refer to the City Zoning Ordinance –Adjustments and Variances)

Name of Applicant: RSBR Investments LLC

Address of Applicant : 1598 Imperial Center, Suite 2001 West Plains, MO 65775

Phone Number of Applicant: 417-256-4790 (home) _____ (other)

Property At: Lot # _____, Block _____, Plat or Addition _____; Current Zoning: c-1

Property Size: Width 166 feet; Length 407 feet; Area 67993 square feet

REASON FOR VARIANCE: Applicant requests a variance on the above described property
91 parking spaces are required by the city code. This number of spaces is triple of what is necessary for a typical Dollar General store. In the absence of a parking code, Dollar General corporate policy specifies that 30 parking spaces be constructed. Based on what Dollar General has found to work for over 12,000 locations, we request that the parking for this site be reduced to 30 spaces.

Explain in detail what is intended to be done on, or with, the property which does not conform to the Ordinance: It is our intent to provide the 9100 s.f. Dollar General store with +/- 30 parking spaces rather than the 91 parking spaces that are required by the city code.

Name and addresses of property owners within 300' of the property described in this application. Please see attached.

****PROVIDE ADDITIONAL SUPPORTING DOCUMENTS AND DATA TO HELP EXPLAIN THIS REQUEST INCLUDING, BUT NOT LIMITED TO, A SITE PLAN SHOWING PROPERTY LINES AND PROPOSED PROJECT AREA.****

The owner hereby agrees that, in case such variance is granted, that all the work which shall be done and all materials which shall be used shall comply with the plans and specifications therefore herewith submitted and with all ordinances of said City of Menahga applicable thereto.

I certify that I am the applicant named herein, that I have familiarized myself with the rules and regulations with respect to preparing and filing this application. that the foregoing statements and answers herein contained and the information on the attached maps or plot plans and any other papers submitted herewith are in all respects true and accurate to the best of my knowledge and belief.

SIGNATURE [Handwritten Signature]

DATE: 5-24-16

Parcel ID: 170211010

✓ Menahga Concrete Products
621 Aspen NW
P.O. Box 282
Menahga, MN 56464

Parcel ID: 173200040

✓ Clinton W. & Alice D. Makela
224 Cottonwood Ave NW
Menahga, MN 56464

Parcel ID: 174400420

✓ Dale R. Parvi
7010 164th Ave NW
Ramsey, MN 55303

Parcel ID: 174100050

✓ Wade M. Skoog
19 2nd St. NW
Menahga, MN 56464

Parcel ID: 174400410

✓ Gary D. Parvi
221 3 NW
Menahga, MN 56464

Parcel ID: 174100150

✓ Judy D. Maninga
P.O. Box 104
Menahga, MN 56464

Parcel ID: 170222070

✓ Linda F. Hanninen
19 5th St. NE
Menahga, MN 56464

Parcel ID: 174100120

✓ Cathryn Ann Reid
12186 S. Copeland Rd.
Solon Springs, WI 54873

Parcel ID: 170222100

Village of Menahga
P.O. Box C
Menahga, MN 56464

Parcel ID: 173200120

✓ St. Mary's Regional Health
Center
1027 Washington Ave.
Detroit Lakes, MN 56501

Parcel ID: 173200050, 173200070,
173200060

✓ James & Gretchen Pinoniemi
39311 163 RD Ave.
Menahga, MN 56464

Parcel ID: 174400130

✓ David Schroeder
216 3rd St. NW
Menahga, MN 56464

Parcel ID: 173200100

✓ Dennis H. Ideker
P.O. Box 21
Sunburg, MN 56289

Parcel ID: 174400110, 174400090

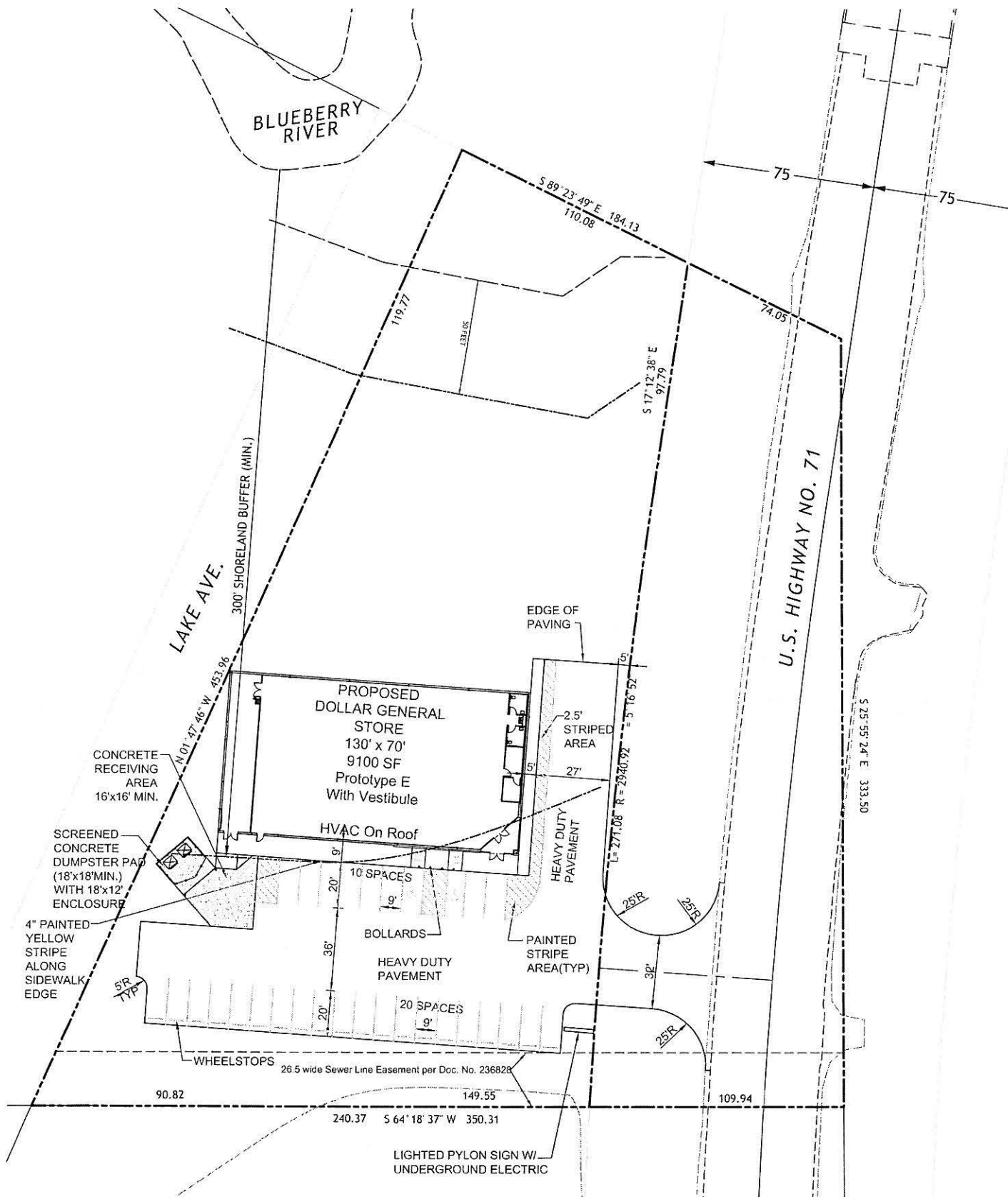
✓ Nancy E. & Robert W. Keranen
12725 378th St.
Menahga, MN 56465

Parcel ID: 173200090

✓ Kenneth M. & Alice M. Ristinen
22 3rd St. NE
Menahga, MN 56464

Parcel ID: 173200030

✓ Richard A. Baso
P.O. Box 155
Eagle Bend, MN 56446



Janette M. Bower

Janette M. Bower, MMC
City Administrator

RECEIVED JUN 29 2016

For the following reason, I am ✓: In favor of Not in favor Have no objections
to be proposed variance:

Name:

Dennis Iderer

Dennis Iderer

Address:

PO Box 21

Sunburg, MN 56289

City of Menahga
"The Gateway to the Pines"



115 2nd Street SE
PO Box C
Menahga, MN 56464
218-564-4557
www.cityofmenahga.com

June 13, 2016

RISTINEN/KENNETH M & ~~ALICE M~~
STEVEN M RISTINEN
22 3RD ST NE
MENAHA, MN 56464

Dear Property Owner,

The Menahga Planning Commission will hold a public hearing on Tuesday, June 28, 2016. The purpose of the public hearing is to review the variance application submitted by RSBR Investments, LLC for the proposed Dollar General Store to be located north of Sonnybrook Auto.

RSBR Investments' variance request reduces the amount of parking spots required by Menahga Municipal Code Section 15.151.38 Off-Street Parking and Loading from 90 to 30.

The meeting will begin at 5:30 pm in the City Council Chambers located at 115 2nd St SE Menahga, Minnesota.

If you wish to comment on this issue, you may do so by attending the public meeting or by providing written comment to the Planning Commission by June 28. Written comments may be faxed to 564-4612 or emailed to cmenahga@wcta.net. Please call 564-4557 with questions.

Sincerely,

A handwritten signature in blue ink that reads "Janette M. Bower".

Janette M. Bower, MMC
City Administrator

For the following reason, I am ✓: In favor of Not in favor Have no objections
to be proposed variance:

Name:

Address:

Ken & Steven Risten

City of Menahga
"The Gateway to the Pines"

115 2nd Street SE
PO Box C
Menahga, MN 56464
218-564-4557
www.cityofmenahga.com



June 13, 2016

HANNINEN/LINDA F
19 5TH ST NE
MENAHA, MN 56464

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Sincerely,


Janette M. Bower, MMC
City Administrator

For the following reason, I am ✓: In favor of Not in favor Have no objections
to be proposed variance:

*The landscaping would be altered, destroyed -
additionally traffic - a WA ^{had a} dollar store in menahga - it didn't make it
Name: Linda Hanninen
Address: 19 5th St NE
"Could take away
business from the
Drug Store &
Chicks -"*