
CITY OF PERHAM

TO: COUNCIL
FROM: JONATHAN SMITH, CITY MANAGER
SUBJECT: LAKESIDE GOLF VARIANCE
DATE: 11/2/2016
MEETING: NOVEMBER COUNCIL

Good Day!

On the agenda you will see a Variance Request from the Lakeside Golf Course for parking stalls. With the current design and plan, they are roughly 12 stalls short of what our Ordinance would require. However, there are a few variables that come in to play.

The variables include the amount of space the course has, the maintenance/cart shed “parking lot”, and the ability to provide overflow parking on the “kid’s course”. All these help alleviate the potential issues that would arise with the lack of spaces. Currently, the staff of the course parks on the class 5 “parking lot” at the maintenance/cart sheds, which, if applied, would reduce the variance request from 12 to 8.

Historically with parking lot variance requests, specifically United Community Bank and St. Henry’s, we have charged a \$1500 fee towards the public parking district and amended the ordinance, respectively. These situations were both in the Downtown area where additional public parking was available and there was a lack of physical space to add parking and maintain the required green space.

The Planning Commission has recommended approval of the Variance due to the fact that there is available parking, although not paved, that will more than meet the necessary requirements. Lakeside and the Planning Commission feel it important to keep as much green space as possible in our parks and at the course.

The Planning Commission also concluded that the class 5 parking at the maintenance/cart shed was adequate for employee parking and patrons of the course who may store their golf carts there, thus reducing the impact of the needed impervious parking spaces with the expansion.

If there are any other concerns regarding this, I would be more than happy to visit with you. I feel there is an adequate basis that does not set precedence nor show favoritism for granting this variance.

As always, call, email, or text if you have any questions, comments, or concerns.
Jon

MEMO

TO: City Council

FROM: Planning Commission

DATE: October 18, 2016

SUBJECT: Variance Request – Parking Requirements for Golf Course/Lakeside Country Club

At the October 18, 2016 Planning Commission meeting a public hearing was held regarding a variance request from certain parking requirements for the golf course/Lakeside Country Club.

No one from the public was in attendance nor was any correspondence received. It should be noted that since the City owns all the property within the notification area of 350 feet no public hearing notices were mailed out however it was published in the October 6th edition of the Focus.

It is the recommendation of the Planning Commission that the City Council grant the variance to the golf course/Lakeside Country Club to have 7 – 12 less parking spaces than required by ordinance.

Below are excerpts from the meeting minutes.

Public Hearing – Variance for Golf Course Parking

Chairman Tellinghuisen opened the public hearing at 7:46 a.m. No one in opposition of the variance was present nor had any communication been received. City Manager Smith explained that with the expansion project; while additional parking spaces were created; would not meet the current parking requirements of both a golf course and banquet room. There is available overflow parking however it is not on an impervious surface as zoning requires. The facility is short 7 to 12 space. Additional parking could be created, but there is a need to retain green space for outdoor weddings and like events. The public hearing closed at 7:50 a.m.

Discussion and Action – Variance from Parking Requirements for Golf Course

With no further discussion Chairman Tellinghuisen made a motion recommending the City Council approve the variance request for 12 less parking spaces than required by zoning for the Golf Course/Lakeside Country Club. The motion was seconded by Commissioner Keil and passed without dissent.

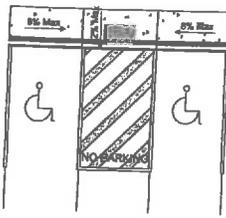
The Planning Commission shall consider the application at the next regularly scheduled meeting and may take up to 60 days to render a decision on the application for variance.

The owner hereby agrees that, in case such variance permit is granted, that all 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 Perham applicable thereto.

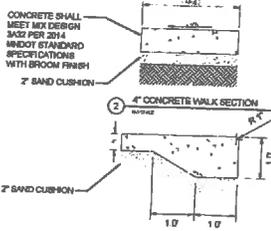
I certify that I am the applicant named herein; that I have familiarized myself with the rules and regulations with respect to preparing and filing this application, that the foregoing statements and answers herein contained and the information on the attached maps or plot plans and any other papers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


Signature of Applicant

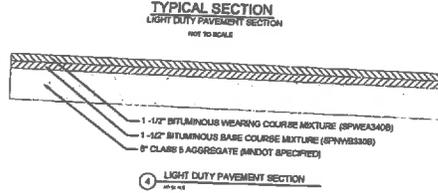
9-27-16
Date



1 TYPICAL HANDICAP PARKING STALL DETAIL
NOT TO SCALE



3 4" CONCRETE SECTION WITH THICKENED EDGE
NOT TO SCALE



4 LIGHT DUTY PAVEMENT SECTION
NOT TO SCALE

GENERAL CONSTRUCTION NOTES

ALL PAVEMENT MARKING WITH THE EXCEPTION OF THE HANDICAP STALLS SHALL BE YELLOW IN COLOR AND FOUR INCHES IN WIDTH.

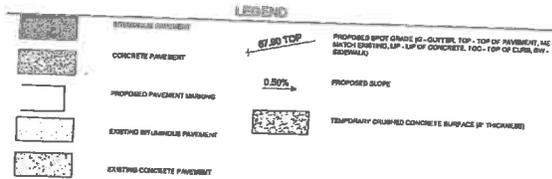
CONTRACTOR SHALL INSTALL NEW HANDICAP SIGNS PER ADA REQUIREMENT ON THE APPROPRIATE PARKING STALLS.

PARKING STALLS SHALL BE 10' AND 18' DEEP.

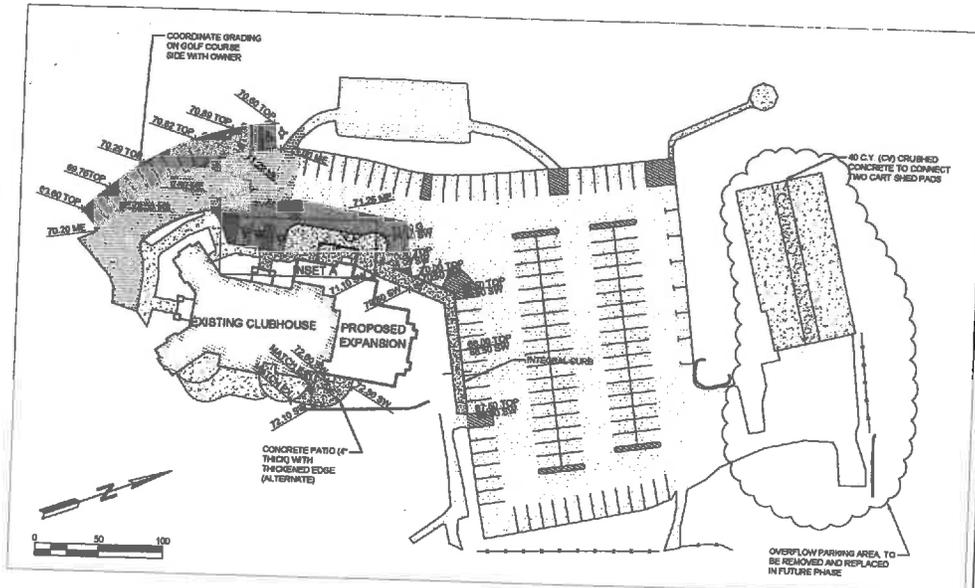
EXISTING PAVEMENT SHALL BE SAW CUT PRIOR TO CONNECTION WITH NEW PAVEMENT.

COORDINATE LIGHTING WITH ARCHITECTURAL AND ELECTRICAL PLANS.

ALL AREAS PROPOSED FOR NEW PARKING SHALL HAVE ALL TOPSOIL AND VEGETATION STRIPPED PRIOR TO CONSTRUCTION OF THE NEW SURFACE.



COORDINATE SYSTEM
FIRE HYDRANT LOCATED
ELEVATION = 1572.30
STATE COUNTY COORDINATE



PROPOSED SITE PLAN



Bismarck - Detroit Lakes -
Dickinson - Fargo
1265 Highway 10 West, Suite # 4
Detroit Lakes, Minnesota 56501
Office: 218-844-2580
www.apexenggroup.com

Apex Project #: 16.163.0063
Date: September 9, 2016
Drawn By: Ben V.
Checked By: Terry J.
Approved By: Jade B.

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.
Print Name: Jade A. Barube
Signed: *Jade A. Barube*
Date: 9/9/16 License Number: 47122

Sheet:
C-01

No property owners within 350 feet other than the City of Perham so no public hearing notice needed to be mailed. Was published 10/6/2016.

RESOLUTION NO. _____

**RESOLUTION IN THE MATTER OF GRANTING A VARIANCE TO
CITY OF PERHAM/PERHAM LAKESIDE GOLF CLUB/LAKESIDE TAP
PERHAM, MINNESOTA**

WHEREAS, pursuant to receipt an application for a variance from certain parking requirements for Perham Lakeside Golf Club/Lakeside Tap; and

WHEREAS, a public hearing was held on October 18, 2016; and

WHEREAS, all affected property owners were duly notified of the date, time and place of the Public Hearing held to consider the variance application; and

WHEREAS, all persons were given an opportunity to be heard at the hearing; and

WHEREAS, the Planning Commission felt that there was adequate parking on pervious surfaces should the need arise and thus recommended the City Council grant the requested variance.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Perham, Minnesota:

A variance is granted from parking requirements for golf courses to permit 12 fewer parking spaces than required by Section 31, Subdivision 20 (E) of the City of Perham's Zoning Ordinance for the Perham Lakeside Golf Club and associated bar, restaurant, and/or banquet facility, described as:

Commencing at the Southwest corner of Section Two (2), Township One Hundred Thirty-Six (136), Range Thirty-Nine (39); thence East along the southerly line of Section Two (2) , 700 feet to the point of beginning; thence North parallel to the westerly line of said Section, 960 feet; thence East parallel to the southerly line of said Section, 400 feet; thence South parallel to westerly line of said Section , 350 feet; thence West parallel to southerly line of said Section, 300 feet; thence South parallel to westerly line of said Section, 610 feet to the southerly line of said Section Two (2); thence West along the southerly line of Section Two (2) to the point of beginning and there terminating.

The City Manager is hereby directed to record said zoning variance in accordance with appropriate procedures.

Adopted by the City Council on the 14th day of November 2016.

Mayor – Timothy Meehl

ATTEST:

City Manager – Jonathan Smith