

February 9, 2024

**To:** Planning Commission

**From:** Community Development Department

**RE:** Application VAR-16, a request by Trinity Lutheran Church to allow an accessory structure to be constructed in a side yard. The applicant is proposing a 780 square foot outdoor pavilion structure. The proposed structure will be part of a larger outdoor courtyard in the Southwest corner of the property.

**Application Review:**

**Applicant/Owner:** Trinity Lutheran Church

**Location of Property:** 609 Lincoln Avenue South

**Zoning Map:** R-1, Single Family Residential District

**Zoning Ordinance:** Section 157.040 (A)(1) states that no accessory building or structure shall be erected or located in any required yard other than the rear yard.

**Report Attachments:**

1. Location Map
2. Aerial Photo
3. Application
4. Site Plan
5. Project Plan

**Proposed Development:**

- ◆ Application VAR-16, a request by Trinity Lutheran Church to allow an accessory structure to be constructed in a side yard.
- ◆ The proposed structure will be part of a larger outdoor courtyard in the Southwest corner of the property. This courtyard area will contain gardens, fountains, sidewalks and paths as well as the pavilion structure.
- ◆ The applicant is proposing a 780 square foot outdoor pavilion structure.
- ◆ The proposed pavilion will be constructed with a 30' west setback. This will match the existing west line of the primary church building.
- ◆ The pavilion will be open air on 3 sides and will have a back storage room on the north end.
- ◆ The outdoor area will be used for Summer services and other events as described in the applicant's letter.
- ◆ No additional parking is required for this accessory building as it will not be additional occupants.
- ◆ The monument sign will be removed in this area. The sign would be permitted to be relocated within the ordinance if desired.

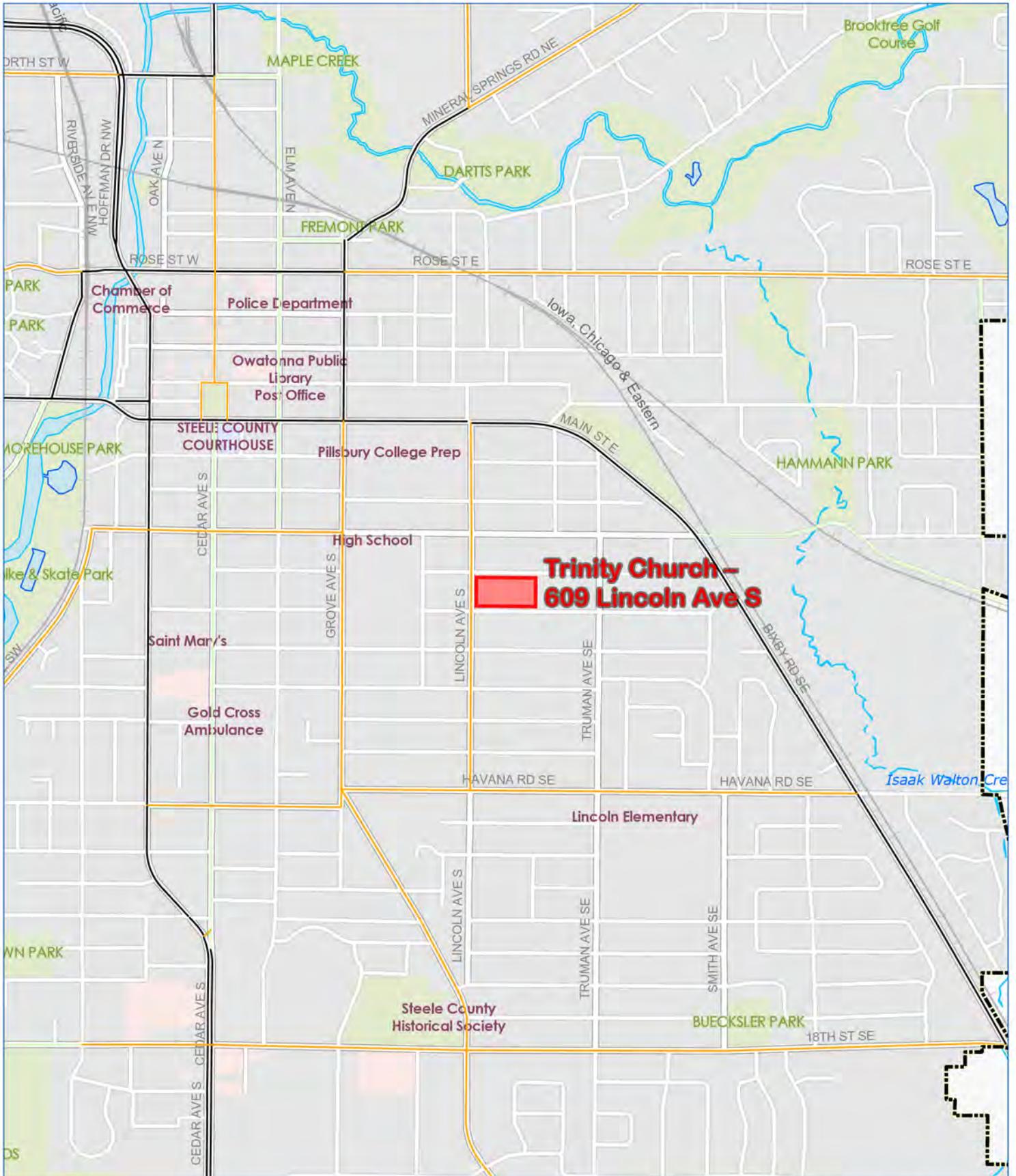
- ◆ State Statute requires that the applicant show a practical difficulty in order to be granted a variance. You also need to show that the variance requested is the minimum amount necessary to accomplish what is needed.
- ◆ A variance must stand on its own merits and may not be compared to other situations in which variances were granted.
- ◆ According to the ordinance, the Planning Commission shall make findings of fact base on the following.
  - ❖ That particular physical surroundings, shape, or topographical conditions of the specified parcel of land involved.
  - ❖ That the condition involved is unique to the particular parcel of land involved.
  - ❖ That the alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the parcel.
  - ❖ That the granting of the variation will not be detrimental to the public welfare or injurious to other land or improvements to the neighborhood.
  - ❖ That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or interfere with the function of the Police and Fire Departments of the City.

**Staff Review:**

Staff is recommending approval of the Application VAR-16, a request by Trinity Lutheran Church to allow an accessory structure to be constructed in a side yard for the property located at 609 Lincoln Avenue S with the following provisions.

- 1) A building permit will be needed for the pavilion building.
- 2) Separate events shall not be held at the same times for the building and the pavilion.

# Trinity Church – 609 Lincoln Ave S City of Owatonna



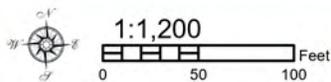
Municipal Limits

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This information is a compilation of records, information, and data located in various city, county, and state offices and other sources, affecting the area shown, and is to be used for reference purposes only.

January 31, 2024

Trinity Church – 609 Lincoln Ave S  
City of Owatonna

PIN: 17-625-0101  
Acres: 4.877 ac.



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January 31, 2024

## VAR-16

Variance Application

Status: Active

Submitted On: 12/22/2023

## Primary Location

609 LINCOLN AVE S

Owatonna, 55060

## Owner

Trinity Lutheran Church of Owatonna

LINCOLN AVE S 609 Owatonna, MN 55060

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## Property Use

### Applicant Is..

Owner

### Property Use

Other Uses

### Legal Description\*

PART OF BLK 3 & 4 HEGER ADDITION  
TORRENS PROPERTY

### Is the work already completed or in progress?\*

No

### What are you applying for?\*

Due to the location of the proposed pavilion structure, Trinity Lutheran Church is applying for a variance to allow the accessory structure in the side yard of the property

Why do you feel your request should be granted?\*

**Why do you feel your request should be granted:**

The construction of the pavilion would create new options for programs during the warmer weather months.

- We would move our Sunday, 10:45am worship service outdoors during the summer. (We currently do this occasionally outdoors, but the set up and lack of protection from the sun makes it complicated and difficult)
- The space would be available for use by Trinity's Vacation Bible School.
- The space would be available for use by the Trinity Preschool.
- The space could be the site of outdoor family events.
- The space could be the site of small music or drama performances.
- The space could be available for use by other community groups or organizations.

While the structure would be wired for electricity and sound, it would not have a permanent sound system. We would roll a portable system out for usage when needed.

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## Comments

 **Planning Comments**

 **Engineering Comments**

 **Stormwater Comments**

 **OPU Comments**





# TRINITY LUTHERAN CHURCH COURTYARD

## PRECEDENTS + MATERIALS



CEDAR FOREST PRODUCTS



MOUNT TABOR PRESBYTERIAN CHURCH, IN



FOUNTAIN POOL OR BASALT COLUMNS



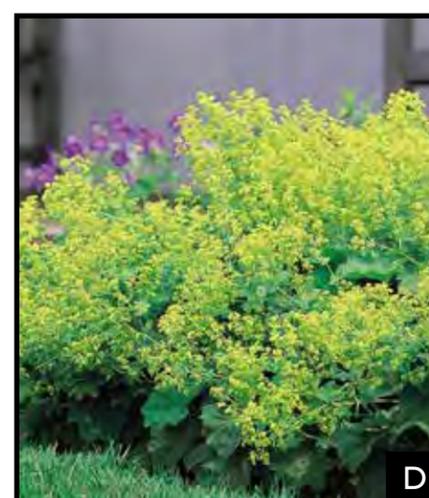
PATHWAY BOLLARD BEGA 82 218



BLUESTONE SLABS (LABYRINTH PATH)



**A**  
SPRING SNOW CRAB  
APPLE



# TRINITY LUTHERAN CHURCH COURTYARD

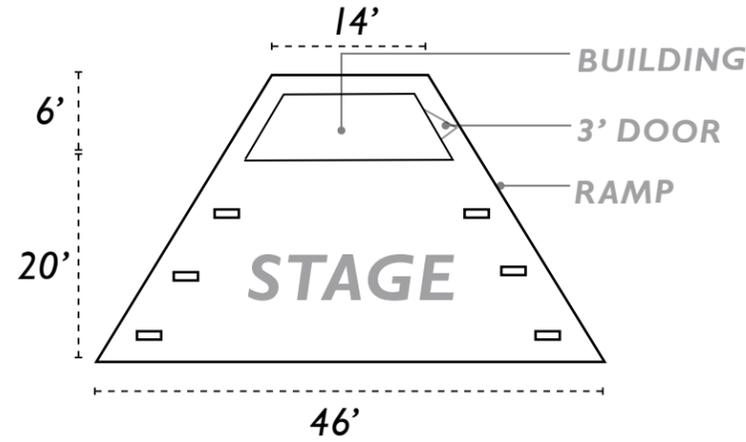
## PREFERRED PAVILION:

### REQUIREMENTS:

- COVERED STAGE AREA
- ACCOMMODATES 8 PEOPLE AND INSTRUMENTS
- ATTACHED/ENCLOSED SPACE FOR ELECTRICAL
- MINIMAL PERFORMANCE LIGHTING

## PRODUCT COMPARISONS:

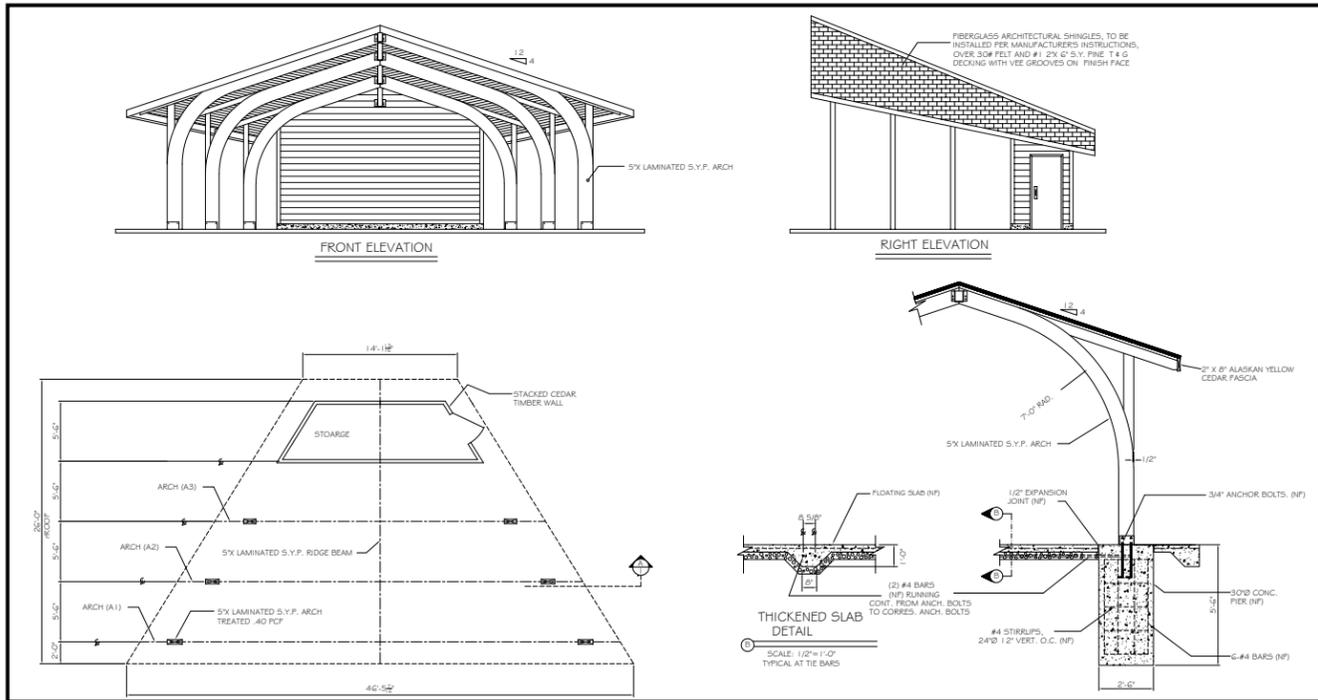
### IDEAL PRODUCT SIZE:



## PRODUCT PHOTO:

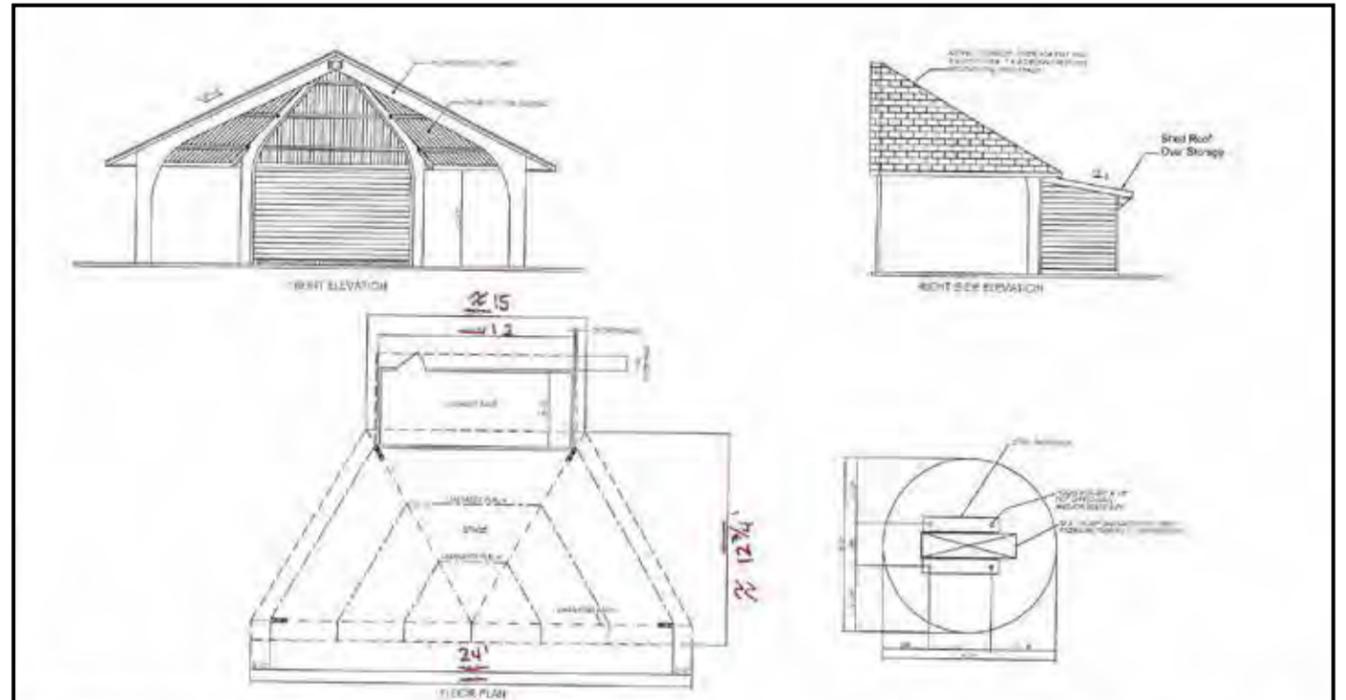


### LARGER PAVILION



- MANUFACTURER: CEDAR FOREST PRODUCTS
- PRODUCT MODEL: CUSTOM BAND-4
- CUSTOM STAGE SIZE: 46' X 26'
- CUSTOM BUILDING SIZE: 15' X 6'
- MATERIALS: CEDAR, STEEL, GLULAM, METAL
- COST +/- : \$105,980 (MATERIALS)

### SMALLER PAVILION



- MANUFACTURER: CEDAR FOREST PRODUCTS
- PRODUCT MODEL: CUSTOM BAND-3
- CUSTOM STAGE SIZE: 28' X 12'
- CUSTOM BUILDING SIZE: 12' X 6'
- MATERIALS: CEDAR, STEEL, GLULAM, METAL
- COST +/- : \$64,050 (MATERIALS)

This project features a pavilion, a garden, large open lawn, prayer labyrinth and water feature.

The construction of the pavilion, garden and the large open lawn space would create new options for programs during the warmer weather months.

- We would move our Sunday, 10:45am worship service outdoors during the summer. (We currently do this occasionally outdoors, but the set up and lack of protection from the sun makes it complicated and difficult)
- The space would be available for use by Trinity's Vacation Bible School.
- The space would be available for use by the Trinity Preschool.
- The space could be the site of outdoor family events.
- The space could be the site of small music or drama performances.
- The space could be available for use by other community groups or organizations.

While the structure would be wired for electricity and sound, it would not have a permanent sound system. We would roll a portable system out for usage when needed.

The garden, water feature and prayer labyrinth area would offer the community a space for prayer and meditation.