

CITY OF CENTERVILLE

NOTICE OF PUBLIC HEARING

LANGUAGE AMENDMENTS, CHAPTER 156:

ZONING CODE & TABLE OF ALLOWED USES, 156-A-1

The City of Centerville Planning & Zoning Commission will hold a public hearing on Tuesday, May 6, 2025, at the Centerville City Hall, 1880 Main Street in the Council Chambers beginning at 6:30 p.m. or shortly thereafter to consider resident input regarding proposed language modifications to City Code, Chapter 156: Zoning Code relating to accessory structures, yards and Table of Allowed Uses, 156-A-1.

City Hall is ADA accessible. Request for hearing assisted devices or a sign language interpreter must be received before 4 p.m., April 25, 2024. All persons interested are invited to attend and to be heard or may submit in writing their concerns. You may contact the City Clerks office at: (651) 792-7933 or by facsimile: (651) 429-8629 if you need additional information.

Published one time in the Quad Community Press on April 22, 2025.

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ITEM:	Variance
PETITIONER:	Shuda Properties, LLC/DBA Dreamscapes Landscaping & Design
PROPERTY I.D. #:	R#23-31-22-14-0076
LEGAL DESCRIPTION:	LOT 1 BLK 1, TOWER ADDITION
ADDRESS:	7087 – 20 TH Avenue South, Centerville, MN 55038

The petitioner requests that the City grant a variance to allow the construction of a pylon sign less than the required 15-foot setback per City Code, Chapter 152.18: District Regulations, (B) Commercial/Main Street Commercial District (B-1 & B-2), (4). The petitioner believes that their sign should be in line with other businesses along the roadway and that property was taken by the Anoka County Highway Department and no fault of his own.

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sign language interpreter must be received before 4:00 p.m., April 25, 2025. All individuals interested are invited to attend and to be heard or may submit written concerns. You may contact the City Clerk's office at (651) 792-7933 or by facsimile (651) 429-8629 if you need additional information.

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ITEM:	Variance
PETITIONER:	Heron Trustee, Mary B/Mr. & Mrs. Jim Heron
PROPERTY I.D. #:	R#15-31-22-43-0017
LEGAL DESCRIPTION:	LOT 9 BLK 1 THE SHORES TOG/W THAT PRT OF LOT 10 SD BLK LYG S OF FOL DESC LINE: BEG AT SW COR OF SD LOT 10, TH N 75 DEG 24 MIN 45 SEC E, ASSD BRG, 113.82 FT TO A PT ON E LINE OF SD LOT 10 142.12 FT S O F NE COR THEREOF & SD LINE THERE TERM, SUBJ TO EASE OF REC
ADDRESS:	1421 Mound Trail, Centerville, MN 55038

The petitioner requests that the City grant a variance to allow the construction of an Accessory Structure in the front yard rather than the required rear yard, exceeding the required height requirements and size requirements per City Code, Chapter 156.107: Accessory Structures and Uses, (A) Accessory Structures – Residential Uses, (4), (11), and (1) respectively. The petitioner believes that said Accessory Structure would be similar to others that have been granted in the past in the same vicinity.

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