

CITY BOARD OF ADJUSTMENT

MINUTES July 6, 2017

Name	Title	01/04/2017	02/01/2017	03/01/2017	04/05/2017	05/03/2017	06/07/2017	07/06/2017	08/02/2017	09/06/2017	10/04/2017	11/01/2017	12/06/2017
Jeff Bollman	Board member	1	1	E	1	E	1	1					
Dave Hagstrom	Board member	1	1	1	1	1	1	1					
Paul Hagen	Board member	1	1	1	1	1	1	1					
Frank Chesarek	Vice Chairman	1	1	E	1	1	1	1					
Oscar Heinrich	Board member	1	1	E	1	1	1	1					
Martin Connell	Board member	1	1	1	1	E	1	1					
Mark Noennig	Chairman	1	1	1	E	1	E	1					

TOTAL NUMBER OF APPLICATIONS 2017	01/04/2017	02/01/2017	03/01/2017	04/05/2017	05/03/2017	06/07/2017	07/06/2017	08/02/2017	09/06/2017	10/04/2017	11/01/2017	12/06/2017	TOTAL
Variance	1	1	7	2	1	3	1						16

Chairman Noennig called the meeting to order at 6:00 p.m. The City Board of Adjustment met in the first floor conference room of the Miller Building located at 2825 3rd Avenue North.

Nicole Cromwell introduced the City Board of Adjustment members and Planning Department staff. Attending Staff members are Nicole Cromwell, Zoning Coordinator, Karen Husman, Planner I.

Attending: Kenny Roesch

Public Comment

Chairman Noennig opened the public comment period and asked if there was anyone wishing to speak during the public comment portion of the meeting. There were none. Chairman Noennig closed the public comment period.

Approval Meeting Minutes

Board member Heinrich made a motion for the approval of June 7, 2017 minutes. Board member Chesarek seconded the motion. Minutes were approved by unanimous voice vote 7-0.

Disclosure of any Conflict of Interest, Ex Parte Communications and Site Visits

A new form has been implemented for any disclosures. If any Board member circled yes to a Conflict of Interest or Ex Parte Communication, it will be explained here.

Public Hearings

Nicole Cromwell reviewed the procedures for public hearings and stated the Board will open a public hearing and allow public comment this evening. She reviewed the hearing and presentation processes for the meeting and acting on each variance.

Nicole Cromwell read the legal description for **Variance #1263**:

Karen Husman presenting:

City Variance – 1263 – 1415 Granite – Front Setback – A variance from 27-308 requiring a minimum front setback of 20 feet to allow a 10-foot front setback to allow the construction of a new dwelling in a Residential 9,600 (R-96) zone on the south 110 feet of Lot 2, Block 6, Lee Heights Subdivision, 2nd filing, an 11,000 square foot parcel of land. Tax ID: A10161.

RECOMMENDATION

Planning Staff is recommending conditional approval and adoption of the findings for granting a variance.

Questions for Staff:

Public Hearing

Chairman Noennig opened the public hearing and asked if there was anyone wishing to speak in favor or against **City Variance #1263**.

Kenny Roesch, owner

Mr. Roesch purchased the property after an explosion. An 1860 square foot, 2 level structure with a tuck under garage is proposed. Aesthetically it is better for the garage to face east. It would take major excavation to meet the current setback requirements. There is a small retaining wall at the rear of the property. Most of the homes in the area are at a 10-foot setback.

Boardmember Hagstrom asked how long he had looked for a vacant lot.

Mr. Roesch purchased this property as an investment. He owns Billings Marble & Granite and 1411 Granite. The house could be built on the lot sideways but a variance would still be required.

OPPOSED

None

BOARD MEMBER Heinrich made a motion and BOARD MEMBER Connell seconded the motion to approve **City Variance #1263** with the Findings of Fact presented by Staff and **“the structure shall be built in substantial conformance to the site plan submitted with the application”**.

Board member	Yes	No	Not Present
Jeff Bollman	x		
Dave Hagstrom	x		
Paul Hagen	x		
Frank Chesarek	x		
Oscar Heinrich	x		
Martin Connell	x		
Mark Noennig	x		

The motion to approve City Variance #1263 passed 7-0.

The public hearing was closed at 6:30 PM.

Other business:

The next meeting will be on August 2, 2017.

The meeting adjourned at 6:30 PM.

ATTEST: DRAFT. To be approved by a motion August 2, 2017.