

CITY BOARD OF ADJUSTMENT

MINUTES November 4, 2020

Name	Title	01/01/2020	02/05/2020	03/04/2020	04/01/2020	05/06/2020	06/03/2020	07/01/2020	08/05/2020	09/02/2020	10/07/2020	11/04/2020	12/02/2020	
David Mitchell	Member	-	-	A	-	1	-	1	E	1	1	E		
Dave Hagstrom	Member	-	-	1	-	1	-	1	1	E	1	1		
Paul Hagen	Member	-	-	1	-	1	-	1	1	1	1	1		
Jeff Bollman	Vice Chair	-	-	E	-	1	-	1	1	1	1	1		
Oscar Heinrich	Member	-	-	E	-	1	-	1	1	1	1	1		
Martin Connell	Member	-	-	1	-	1	-	1	1	1	1	1		
Mark Noennig	Chair	-	-	1	-	1	-	1	1	1	1	1		
TOTAL NUMBER OF APPLICATIONS 2020		01/01/2020	02/05/2020	03/04/2020	04/01/2020	05/06/2020	06/03/2020	07/01/2020	08/05/2020	09/02/2020	10/07/2020	11/04/2020	12/02/2020	TOTAL
Variance		-	-	2	-	5	-	5	2**	1	2	1		16

**1 Item continued and 1 postponed both from 7/1/2020 meeting.

Chair Noennig called the meeting to order at 6:05 p.m. The City Board of Adjustment met virtually thru Zoom <https://zoom.us/j/95905224215>.

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; and Robbin Bartley, Administrative Assistant.

Attending:

Public Comment

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

Approval of Meeting Minutes

Meeting minutes for October 7, 2020.

Motion

Board Member Bollman moved and Board Member Hagen seconded the motion to approve the October 7, 2020 minutes. The motion carried with a unanimous voice vote.

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

A form has been implemented for disclosures. If any 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.

City Variance – 1321 – 1503 12th Street W. - Wall height and size of a detached garage- A variance from 27-310(i) requiring the side wall height of a detached structure be no greater than the side wall height of the existing residential structure to allow 12-foot side walls, and from 27-310(i) requiring a maximum detached structure footprint of 1,000 square feet to allow maximum footprint of 1,080 square feet in a Residential 6,000 (R-60) zone, on Block 2, Lot 8, Van Bramer Subdivision, an 8,620 square foot parcel of land. The purpose of the variance is to allow construction of a new detached garage. Tax ID: A17211.

RECOMMENDATION

Planning staff has reviewed this application & is recommending conditional approval of Variance #1321. Based on the Determinations for granting a variance.

1. Variance to allow 12-foot side walls, and to allow maximum footprint of 1,080 square feet in a R-60 zone to allow construction of a new detached garage. No other variance is intended or implied with this approval.
2. Is limited to Block 2, Lot 8, Van Bramer Subdivision, 1503 12th Street W. Any future construction will require compliance with all other regulations ordinances that apply
3. Will submit and obtain a building permit for the garage within 1year of variance approval and completed within 2 years.
4. Will construct the garage in substantial conformance to the drawings submitted with this variance request.
5. Construction or demolition activity will not occur prior to 7 am or after 8 pm daily.
6. Shall meet all other city code requirements for the proposed garage with the exception of this variance.
7. Failure to begin or complete actions shall void this variance.
8. These conditions shall run with the land described in this authorization and shall apply to all current and subsequent owners, operators, managers, lease holders, heirs and assigns.

Questions for staff:

Chair Noennig asked how this would be affected by Re:Code. Staff indicated it would be fixed with new zoning. He also asked if there were any comments from the neighbors. Staff has received no comments from neighbors. He inquired as to how many square feet the building has in the first floor. Staff indicated 2000 square feet.

Public Hearing

Chairman Noennig opened the public hearing at 6:14PM and asked if there was anyone wishing to speak in favor or against **City Variance 1321**.

Applicant: Randy Maul, 1503 12th Street West

Mr. Maul explained his need for a detached garage for his 31 foot RV, also needing it to be 12 feet high. It is off the street and he is meeting setback requirements.

Favor

NONE

Opposed

NONE

Discussion

At 6:16PM, Chairman Noennig closed the Public Hearing and called for a motion.

Motion

Board Member Heinrich made a motion and Board Member Connell seconded the motion to approve **City Variance 1321** with staffs findings of fact.

Member	Yes	No	Not Present
David Mitchell			X
Dave Hagstrom	X		
Paul Hagen	X		
Jeff Bollman	X		
Oscar Heinrich	X		
Martin Connell	X		
Mark Noennig	X		

The motion to deny City Variance 1321 passed with a 6-0 vote.

Other Business: No December meeting.

ADJOURNMENT: The meeting adjourned at 6:21PM.

ATTEST: DRAFT. To be approved by a motion at the next regularly scheduled meeting.
Robbin Bartley, Administrative Assistant.