

5.01: Consider a Request for a Variance to Impervious Coverage at 6151 140th Avenue NW (Project No. 25-118); Case of Zero Zone

Senior Planner Anderson presented the staff report. He stated that the City has received a Land Use Application from Loucks, Inc. on behalf of Zero Zone for a proposed building addition and parking lot expansion on the properties generally known as 6151 140th Avenue and 6030 Bunker Lake Boulevard. The subject property is within the Shoreland Overlay District. The Overlay District extends out 1,000 feet from the Ordinary High Watermark (OHW) of Magnesium Street Pond, also known as DNR ID #2-116, which is designated as a General Development Lake. The Shoreland Over District limits the amount of impervious surface coverage to no more than 25 percent. The existing improvements on the subject property equate to 39 percent impervious coverage, and after the proposed addition, the impervious coverage would be 62.7 percent. Thus, the applicant is seeking a variance to the impervious surface cover limitation.

Board Member Moore asked and received confirmation that the smaller pond on the same side of the road as the subject property does not have the same regulations as the larger pond across the street. She asked if the storm basins that would be installed as part of the project would impact the smaller pond.

Senior Planner Anderson replied that it would not impact the smaller pond.

Chairperson Fetterley asked if there is any concern with the added impervious surface that additional water would run onto the road.

Senior Planner Anderson replied that the side would be graded to contain the runoff.

Chairperson Fetterley noted that the site plan looks good and the variance meets all criteria.

Motion by Board Member Salami and seconded by Board Member Bernard to recommend approval of Resolution #25-215 Granting a Variance to Impervious Surface Coverage within the Shoreland Overlay District for Zero Zone and to recommend approval of the Landscape Plan, contingent upon staff's review comments.

Motion carried. Voting Yes: Chairperson Fetterley, Board Member Salami, Bernard, Burgess, Hagerty, Houts, and Moore. Voting No: None. Absent: None.