

BOARD OF ADJUSTMENT MINUTES
December 10, 2018
7:00 p.m.

A. Call to Order:

Members Present: Brandt, Charlson, Juhl, Lampe, Shea

Staff Members Present: Tim Kangas, Council Liaison
Rachel Leitz, Zoning Administrator

B. Approval of Agenda:

Motion By: Shea Seconded By: Juhl

Move that the agenda be approved as printed.

Yes: 5 No: 0 Absent: 0

C. Approval of the minutes of the June 11, 2018:

Motion By: Brandt Seconded By: Charlson

Move that the minutes of the June 11, 2018, Board of Adjustment meeting be approved.

Yes: 5 No: 0 Absent: 0

D. Public Hearing:

1. Jack & Sarah Salzwedel – Request to allow a 10 ft. front yard setback from the north property line for 523 5th Street NW.

The Commission agreed that a variance was also needed for the setback on the east property line, as the code only has special exceptions for decks/porches that are unenclosed and without a roof. It was discussed that a new publication and notice must be sent out notifying residents of the east property line variance, as well.

There were further conversations regarding the setbacks of houses in the area, possible sight distance issues at the intersection, and the possibility of having an attached garage and pulling the house south so it may meet setback requirements. The Commission also wanted to understand if the applicant would be required to install sidewalk on the north property line.

Chair Lampe opened the public hearing.

Rich Dane, 1206 Bridle Spur Ct., approached the podium. He stated that his son lives directly west of the property. He stated that someone bought the lot and now needs to abide by zoning district requirements for setbacks. He believed that they must pick a house that fits the lot, not make the lot work for a home they want to build based on approval of a variance. Mr. Dane was also concerned about sight line issues at the intersection if a home did not meet the required setbacks. Mr. Dane did not believe there were any hardships in meeting the ordinance and stated that he does not believe a variance should be granted for the lot.

Chair Lampe closed the public hearing.

Leitz touched on a couple of topics. She discussed the setbacks of the surrounding properties, which all seemed to be setback 10-15 ft. from front property lines. She stated that setbacks are created based on lot sizes to accommodate a reasonably sized home. With the lot being nearly 2,000 square feet smaller than lots in that zoning district, the lot has much smaller area that may be built upon. Leitz also addressed concerns of sight line issues at the intersection. She stated that the right-of-way is approximately 15 feet from the curb. If the home is proposed to be setback 10 ft. from the north property line and 12 ft. from the east property line, there are no concerns regarding sight line issues. Leitz stated that she would talk to the Public Works department regarding the installation of sidewalk and get back to the Commission at the next meeting.

Motion By: Shea

Seconded By: Charlson

Move that the Board of Adjustment table the variance request until the meeting of January 14, 2019.

Yes: 5

No: 0

Absent: 0

E. Old Business:

F. New Business:

G. Adjournment:

Motion By: Juhl

Seconded By: Shea

Move that the Board of Adjustment meeting be adjourned.

Yes: 5

No: 0

Absent: 0