

Board of Appeals & Adjustment

City of Wabasha

Minutes of the 9-13-11, Meeting:

BOARD MEMBERS: Ron Benson
Jim Niemantsverdriet
Brian Wodele
Claire Abbott
(1) vacancy

STAFF: Molly Patterson-Lundgren, City Planner
Phil Rosendale, Zoning Administrator
Patty Heraty, Administrative Assistant

A Meeting of Board of Appeals and Adjustment was held on Tuesday, September 13, 2011 and called to order at 6:00 pm.

All members were present.

Board members Abbott and Niemantsverdriet moved to elect member Benson as acting Chairperson. Adopted unanimously.

Public Hearing – to consider a Variance application on the rear setback at lot 1 block 1 Pete Bahrs Gut.

Board members were provided with a copy of the application, staff report and notice was sent to adjacent property owners.

Zoning Administrator, Phil Rosendale stated that the lot is located on the hill side. The applicant is requesting a variance of 15' off the rear. The proposed variance would allow construction within 10' of the rear property line. All other zoning requirements are being met.

Chairman Benson opened the public hearing at 6:16

Applicant Deb Glomski addressed the board – she stated that they are requesting the variance because of driveway issues. Without the variance the driveway would be too steep – the variance allows them to use a serpentine driveway up to the structure.

Emails were received from Jody & Steve Schurhammer (attachment A) expressing concern of the potential to reduce the property value if granting the variance and Denise & Orville Hayward (attachment B) expressing concern about the negative effect it would have of the enjoyment of their home and property.

John Friedmeyer, main street, requested staff explain the differences in the past and new state variance policies. He also stated that the emails received express concern over the height, however the variance request is for setback requirements not for height.

Molly explained the state statute for variance requirements as well as the city ordinance and also provided a handout of state statute.

Hearing no other public comments, the public hearing was closed at 6:35pm.

Board Comments:

Board members discussed the height of the structure. Phil provided an illustration of the elevation of the proposed structure at the proposed variance setback as well as an illustration with a structure at the maximum allowed height of 35' at the 25' setback.

Molly stated that she has talked to the City Attorney because there is information that is needed from Ed Greenheck as part of the Developers Agreement for Pete Bahrs Gut and he recommended that the

