

PROCEEDINGS OF THE ST. CLOUD ZONING BOARD OF APPEALS

A meeting of the St. Cloud Zoning Board of Appeals was held on February 21, 2012, at 7 p.m. in the St. Cloud City Hall Council Chambers. Members present were Barkalow, Bright, Fandel, Larson, Newman, Ugochukwu and Zenzen.

Approval of Minutes: Bright moved to approve the minutes of the November 15, 2011, Zoning Board of Appeals meeting. Barkalow seconded the motion, and it carried unanimously.

Variance Request/St. Cloud Engineering Department on Behalf of Northway Associates:
Dave Broxmeyer, Senior Planner, explained that the City Engineering Department wishes to construct a new sanitary sewer lift station. The existing lift station is located at the intersection of 15th St. No. & Northway Dr. The Engineering Dept. is proposing to reroute the underground infrastructure to a property to the east. There is a pending purchase agreement between the City and the property owner to acquire a 65' x 75' parcel for the new lift station. Broxmeyer explained that variances are needed because the powerhouse for the lift station (portion above ground) would not meet the interior side yard setback, rear yard setback, and would also encroach into the front yard parking area. Chairperson Fandel opened the public hearing and invited testimony on a request from the St. Cloud Engineering Department (Bob Jopp) on behalf of Northway Associates for a variance from the interior side yard setback for a new sanitary sewer lift station and the front yard setback for off-street parking. The St. Cloud Engineering Department is proposing to relocate an existing sanitary sewer lift station from the intersection of 15th Street North and Northway Drive to the Northway Associates property, which is located approximately 300' to the east of its current location. The proposed lift station could encroach up to 10' into the 20' interior side yard setback and the off-street parking area will encroach 30' into the 35' front yard setback. (Location: 1415 15th Street North) (VAR-2012-01). There being no

one wishing to speak, the public hearing was closed. Bright moved to approve the variances subject to the following conditions: 1) The granting of the variance is contingent upon the subject property being replatted; 2) Upon completion of the interior renovation project, the applicant must sign and return the Statement of Completion to the St. Cloud Planning and Zoning Department; and, 3) The site plan approved by the Zoning Board of Appeals shall be the only site plan approved for this property. Barkalow seconded the motion. Ugochukwu asked if the purchase agreement is dependent on the Board's decision, and Broxmeyer answered that it is. The motion carried unanimously.

Adjournment: There being no further business, the meeting was adjourned at 7:05 p.m.

Chuks Ugochukwu, Secretary