

PROCEEDINGS OF THE ST. CLOUD ZONING BOARD OF APPEALS

A meeting of the St. Cloud Zoning Board of Appeals was held on Tuesday, November 17, 2015, at 7:00 p.m. in the City Hall Council Chambers.

ROLL CALL: Members present were Bright, Hultgren, Newman, Radin and Zenzen. Staff present were Dave Broxmeyer and Ashley Skaggs. Hultgren noted there are two open seats on the Zoning Board of Appeals and encouraged anyone interested to apply through the Mayor's Office.

APPROVAL OF MINUTES FROM THE OCTOBER 20, 2015 ZONING BOARD OF APPEALS MEETING

ACTION TAKEN: Bright/Zenzen/Approved (5-0)

VAR-2015-11 / WILLIAM CARLIN / 3340 COUNTY RD 136

ACTION TAKEN: Bright/Newman/Approved (5-0)

Broxmeyer explained a request for a variance regarding the size of a proposed accessory structure. The applicant is requesting to construct a 6,815 sq. ft. detached accessory structure on the western portion of the property, which requires a 4,864 sq. ft. variance to exceed the size of the home on the property, a variance of 4,927 sq. ft. variance to maximum accessory structure size, and a variance for 4.5' to the maximum height of a detached accessory structure. A fourth variance is required to allow the materials to deviate from the compatibility of the principal structure. There is a granite berm on the property that would make it difficult to be developed. The only significant impact the request has would be on the applicant's property itself. Staff is recommending approval of the request.

Hultgren opened the public hearing and invited testimony. The following persons testified:

William Carlin, 3340 County Rd 136 - He provided a handout of other steel buildings within $\frac{3}{4}$ of a mile from the proposed building and photos of the trailer for transporting vehicles. He collects hearses, and a smaller building will not function for the need of storing vehicles. He will store approximately 15-20 vehicles in the building, some of which will be used for business.

Radin asked if granting the variance would set a precedence. Broxmeyer stated that it would not as each request has unique circumstances.

Bright commented that he agrees with staff recommendations.

Hultgren asked if it is possible to rezone a portion of the property. Broxmeyer stated it is conceivable but problematic.

Newman stated he is inclined to support the request. The granite berm makes it difficult for anything else to be used on the property.

There being no one else wishing to speak, the public hearing was closed. Bright made a motion to approve the request subject to staff recommendations. The motion was seconded by Newman. Hultgren asked if staff was supportive of the proposed materials. Broxmeyer confirmed. Hultgren called for a vote and the motion carried unanimously.

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2016 ZONING BOARD OF APPEALS SCHEDULE

ACTION TAKEN: None

Broxmeyer provided the 2016 Zoning Board of Appeals schedule for information only.

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:24 p.m.