

**MINUTES
CITY OF LONSDALE
BOARD OF APPEALS & ADJUSTMENTS
(CITY COUNCIL) MEETING
JULY 30, 2020**

1. CALL TO ORDER

Mayor Rud called a meeting of the Lonsdale Board of Appeals & Adjustment (City Council) to order at 6:30 p.m. in the City Council Chambers, 415 Central Street West.

2. PLEDGE OF ALLEGIANCE

Everyone stood and recited the pledge of allegiance.

3. ROLL CALL

Members Present: Kevin Kodada, Tim Rud, Cindy Furrer and Scott Pelava

Members Absent: Steve Cherney

City Staff Present: City Administrator Joel Erickson, City Planner Benjamin Baker, Public Works Director Russ Vlasak and City Engineer John Powell

4. APPROVAL OF AGENDA

Mayor Rud asked if there were any corrections, additions, or deletions to the Agenda.

A motion was made by Furrer and seconded by Pelava to approve the agenda as presented. Vote for: Kodada, Rud, Furrer, and Pelava. Vote against: None. Abstained: None. Vote: 4-0. Motion carried.

5. NEW BUSINESS

- a. Consider Approval of Variance 2020-01, a Variance from the Required Side-Yard Setback to allow for a New 990 s.f. Building to be Constructed at 114 Central Street East – Benjamin Baker, City Planner

Baker went through the detailed Staff Report, which included details on the owner/applicant, project location, land use request, existing conditions, zoning, off-street parking, utilities, drainage, building details, applicable regulations and variance application process. Baker stated that the applicants, Jason & Megan Kodada, are planning to tear down the existing 55 year old quonset building and construct a new mental building in the same location. He said that the building will be of similar construction and appearance to the three neighboring metal buildings. Baker explained that a variance is required because both the building and lot are non-conforming and the new building will encroach into the side yard setback. He noted that the applicants were granted a Conditional Use Permit in 2019 to host an Open Sales Lot for consignment equipment/vehicles. The Council reviewed the attached maps, survey/site plan, building plans, and Variance No. 2020-01.

Baker referenced the conditions of the variance, specifically highlighting a recommend change by the Planning Commission in regard to delineation/business separation concerns. Baker and K. Kodada explained that the business owner at 116 Central Street East, requested that: 1) the applicant keep the consignment vehicles/equipment pushed back at least 12 ft. away from the curb per the CUP, and 2) a sign in the front of the subject property should be installed to help customers differentiate between the two neighboring businesses. Jason Kodada said he was open to solutions. Pelava wondered if a temporary fence would help. Kodada said that the issue of potential snow plowing obstacles was brought up at the Planning Commission meeting, if any curbing, fencing, or landscaping was required or voluntarily installed to help create visible separation between the properties. Jason Kodada said that he plans to have most of the building constructed this fall. Baker referenced a map, which showed the multiple property reinvestment improvements made over the last few years to the 100 NE Block of Central Street East. Baker said that the Planning Commission held a public hearing at the July 20th meeting, and they recommended approval of Variance No. 2020-01.

A motion was made by Furrer and seconded by Pelava to approve Variance No. 2020-01, a Variance from the required side-yard setback to allow for a new 990 s.f. building to be constructed at 114 Central Street East. Vote for: Kodada, Rud, Furrer, and Pelava. Vote against: None. Abstained: Kodada. Vote: 3-0-1. Motion carried.

6. ADJOURNMENT

A motion was made by Kodada and seconded by Furrer to adjourn the meeting. Vote for: Kodada, Rud, Furrer, and Pelava. Vote against: None. Abstained: None. Vote: 4-0. Motion carried. The meeting ended at 6:46 pm.

Respectfully Submitted:

Joel A. Erickson, City Administrator