

**MINUTES  
CITY OF LONSDALE  
BOARD OF APPEALS & ADJUSTMENTS MEETING  
AUGUST 29, 2019**

**1. CALL TO ORDER**

Mayor Rud called a special meeting of the Lonsdale 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: Steve Cherney, Kevin Kodada, Tim Rud, Cindy Furrer, and Scott Pelava

Members Absent: None

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

**4. APPROVAL OF AGENDA**

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

A motion was made by Pelava and seconded by Kodada to approve the agenda as presented.  
Vote for: Cherney, Kodada, Rud, Furrer, and Pelava. Vote against: None. Abstained: None. Vote: 5-0. Motion carried.

**5. NEW BUSINESS**

- a. Consider Approval of V2019.01, a Side Yard Setback Variance Request for 302 3<sup>rd</sup> Avenue NE Submitted by Jerome Karger & Tami Gallmeier

Baker read through the detailed Staff Report and the associated attachments. He said that the applicants are requesting a variance from the side yard setback to allow for an attached 552 s.f. garage to be constructed at 302 3<sup>rd</sup> Avenue NE. Baker went through a zoning table which showed R-2 District standards, existing conditions, proposed dimensions, and variances needed. He also referenced applicable zoning regulations pertaining to nonconformities, setback consistency in older neighborhoods, and curb cut width. Baker explained that variances shall only be permitted when: 1) in harmony with the general purposes and intent of the Code, 2) consistent with the Comprehensive Plan, and 3) practical difficulties can be established in complying with the zoning code. Baker read through V2019.01 and referenced City Code and Comp Plan sections that satisfied the variance test. The Council reviewed the garage construction plans and associated maps, including a survey which showed a current side yard setback of 3.9 ft. and a proposed garage setback of 3.6 ft.

The applicants, Jerome Karger & Tami Gallmeier, confirmed the details of the report, and did not add anything further to the discussion. Cherney said that the Planning Commission thoroughly reviewed the variance request at their last meeting, and they recommended approval. Furrer said that the request looks good.

A motion was made by Cherney and seconded by Pelava to approve the agenda as presented. Vote for: Cherney, Kodada, Rud, Furrer, and Pelava. Vote against: None. Abstained: Kodada. Vote: 4-0-1. Motion carried.

**6. ADJOURNMENT**

A motion was made by Kodada and seconded by Furrer to adjourn the 5-0. Motion carried. The meeting ended at 6:44 pm.

Respectfully Submitted:

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Joel A. Erickson, City Administrator