

ZONING BOARD OF APPEALS MEETING

August 12, 2024

Present: Board Members, Sangster, O'Brien, and Chorey

Absent: Horntvedt and Kwiatkowski

Also Present: Alexandria Martin, Executive Assistant to the City Manager and Daniel Sabolsky, City Manager/Zoning Administrator

Review and Approval of the Zoning Board of Appeals Minutes of July 17, 2024:

Motion by O'Brien and seconded by Chorey to approve the Zoning Board of Appeals Minutes of July 17, 2024. Motion carried. (3-0)

New Business:

Dimensional Variance Request – 912 S Huron Street (Parcel ID: 055-006-100-001-06) 055-006-100-001-04, 055-006-300-001-06 and 055-006-300-001-05

Chairperson Sangster asked Sabolsky to explain the request for a 5-foot rear yard setback variance. Sabolsky clarified that no development would occur on the DNR trail property, which has a 100-foot right of way, and noted the parcels are long and narrow. The group discussed the orientation of the apartments, which will face the trail, giving residents a view of the trail rather than the parking lot.

Sangster inquired about the project timeline and phases; Sabolsky indicated that financing applications are due by October 1st, with potential MSHDA funding approval expected in March or April 2025. Sabolsky also noted the project will operate under a PILOT (payment in lieu of taxes), prompting questions from O'Brien regarding the PILOT program.

O'Brien raised design concerns, including roof pitch, while Sangster shared feedback from neighbors, who were pleased the variance affects the rear yard rather than the front. Sabolsky added that sidewalks and crosswalks will be included in the project.

Sangster expressed support for the variance given the proximity to the DNR trailhead. O'Brien approved of the apartment layout and landscaping. Chorey questioned parking availability, and Sabolsky confirmed the project exceeds existing zoning requirements. Chorey asked about green spaces, with Sabolsky explaining the placement of apartments in drier areas due to potential wetlands.

Chorey moved to approve the 5-foot rear yard setback variance, supported by Sangster. A roll call was taken. Ayes from Chorey, O'Brien, and Sangster. Motion carried.

Commissioner Comments:

None

Staff Report:

Public Comments:

Linda Rogers inquired about the motion, and Sabolsky provided clarification.

Adjourn:

Meeting adjourned at 6:18pm.

Minutes prepared by Alexandria Martin