

# ZONING BOARD OF APPEALS MEETING

February 22, 2023

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

**Absent:** Board Member Kwiatkowski

**Also Present:** Daniel Sabolsky, City Manager/Zoning Administrator and a Representative for Rockford Construction – Josh Strautz (Via Zoom).

## **Review and Approval of Zoning Board of Appeals Minutes of February 1, 2023:**

Motion by Horntvedt and seconded by O'Brien to approve Zoning Board of Appeals Minutes of February 1, 2023. Motion was passed (4-0)

## **New Business:**

### **Dimensional Variance Request – 113 E. State Street.**

Chairperson Sangster asked Sabolsky to describe why he denied the zoning application from Rockford Construction/Walstrom Marine Inc. Sabolsky stated that the proposed project by Walstrom Marine exceeded the maximum building height of 35 feet by 8 feet and 9 inches, as required by the City Zoning Code.

Chairperson Sangster asked his fellow Board members if they had any questions. Chorey had a number of questions regarding fire related issues as it pertains to the height and overall size of the building. Chorey asked about having a physical gap between the new and old structures. Sabolsky stated that Fire Chief Dailey reviewed the plans and had no issues. In addition, Horntvedt asked about potential location of offices and showroom in the front portion of the building. Strautz stated they are still exploring that option. Sabolsky mentioned that he received some comments regarding the need for landscaping to "break-up" the outline of the building. In addition, Horntvedt requested that Walstrom add some landscaping around the structure to mask the outline of the building. Strautz agreed to plant landscaping around the building if part of the conditions of ZBA approval. O'Brien also agreed with Horntvedt's recommendation of adding landscaping to the plans. O'Brien, at the suggestion of his wife, asked if Walstrom's would consider adding some artwork to the site. Strautz said he would pass on the idea to Walstrom.

Chairperson Sangster made the motion to approve Walstrom's request to allow an extra 8 feet and 9 inches over the maximum building height of 35 feet outlined in the City's Zoning Code. Horntvedt seconded and echoed his desire for additional landscaping. The motion carried 4-0.

There was some discussion between the City Manager and Mr. Strautz regarding drainage issues and the next steps in the process to get the project reviewed. They agreed to talk in the next couple of days to keep the project moving forward.

**Commissioner Comments:**

Horntvedt mentioned the need to get the City's Zoning Code updated due to the weak nature of the landscaping requirements. Mr. Sabolsky agreed and stated that he is working on obtaining grants to make the update possible.

**Staff Report:**

None

**Public Comments:**

None

**Adjourn:**

Motion by O'Brien and seconded by Horntvedt. The motion carried (4-0) and the meeting ended at 7:25 PM

Minutes prepared by Daniel Sabolsky