

**ZONING BOARD OF APPEALS
Meeting Minutes
WEDNESDAY, JUNE 13, 2018**

CALL TO ORDER: Chairman Lampl called the meeting to order at 6:00 pm

ROLL CALL

PRESENT: Chairman Lampl, Vice Chairman Scott Balutowicz, Board Members David Emerling and Phil Trzos and Alternate Board Member Marilyn Svaluto
Staff present: Planner Smith and Administrative Clerk Bleashka.

ABSENT: Board Member Stephen Bernstein and Alternate Board Member John Fletcher

Motion to move Alternate Board Member Marilyn Svaluto to Board Member for June 13, 2018 meeting by Board Member David Emerling; seconded by Board Member Phil Trzos

AYES: 3

MOTION CARRIED

Motion to excuse Board Member John Fletcher and Stephen Bernstein by Board Member Emerling; seconded by Board Member Svaluto

AYES: 4

MOTION CARRIED

Vice Chairman Scott Balutowicz joined the meeting at 6:09 PM.

STAFF PRESENT: City Planner Jason Smith and Administrative Clerk Tammy Bleashka

REVIEW OF THE AGENDA

Motion to amend the Agenda Meeting minutes date from March 20, 2018 to May 23, 2018 by Chairman Lampl, support by Board Member Svaluto.

AYES: 4

MOTION CARRIED

PUBLIC COMMENT:

No Public Comment

NEW BUSINESS

ZBA18-003 Public Hearing

REQUEST: SECTION 15.26(D)(1) SITE GRADING, SLOPE AWAY FROM THE BUILDING TO ALTER THE SLOPE AWAY, AND INCREASE FINISHED FIRST FLOOR ELEVATION IN THE NR NEIGHBORHOOD RESIDENTIAL DISTRICT ABOVE ORDINANCE ALLOWANCE.

PARCEL NUMBER: 18-02-276-020

PROPERTY ADDRESS: 1862/1864 CASS LAKE FRONT STREET

LOCATION: PROPERTY IS LOCATED ON THE WEST SIDE OF CASS LAKE FRONT STREET, ON THE CASS LAKE WATERFRONT, BETWEEN MOSS AND GLENBROKE STREETS. APPLICANT: ANMAR SARAFI

Department Findings:

REQUEST FOR DIMENSIONAL VARIANCE:

Section 15.26(d)(1) the applicant proposes to increase the maximum finished floor height from 2.5 feet to 6.75 feet above the center line elevation of the fronting street. The proposal is to construct a new house on an existing vacant lot. The property is located on a lake frontage lot. A variance of 4.25 feet of finished first floor height is requested.

Planner Smith read the memorandum from Wade Trim dated June 7, 2018 and the letter from HRC dated May 29, 2018 pertaining to this variance request.

RECOMMENDATION:

To approve the dimensional variance request for ZBA-18-003, 1862/1864 Cass Lake Front for Section 15.26(d)(1) Site Grading; to increase the maximum finished floor height from 2.5 feet to 6.75 feet above the center line elevation of the fronting street. A variance of 4.25 feet of finished first floor height is granted; as the request meets all of the specific standards for practical difficulty from Section 17.03(c) of the Zoning Ordinance based on the existing site topography.

Architect Roger Young : The issues with the finish floor elevation should have been brought up in our meeting January 2018 meeting. We apologize for this oversight. Any and all issues that HRC addressed pertaining to Grading /Drainage have been rectified.

Board Comments:

Cass Lake Front elevations needs to be address with the Planning Commission as an Ordinance change.

Motion to approve the dimensional variance request for ZBA-18-003, 1862/1864 Cass Lake Front for Section 15.26(d)(1) Site Grading; to increase the maximum finished floor height from 2.5 feet to 6.75 feet above the center line elevation of the fronting street. A variance of 4.25 feet of finished first floor height is granted; as the request meets all of the specific standards for practical difficulty from Section 17.03(c) of the Zoning Ordinance based on the existing site topography by Chairman Brain Lampl; seconded by Board Member Phil Trzos.

Roll Call Vote: Trozos yes, Lampl yes, Emerling yes, Balutowicz yes, and Svaluto yes. MOTION CARRIED

APPROVAL OF MEETING MINUTES

May 23, 2018

Motion to approve May 23, 2018 Meeting Minutes by Board Member David Emerling; seconded by Vice Chairman Scott Balutowicz

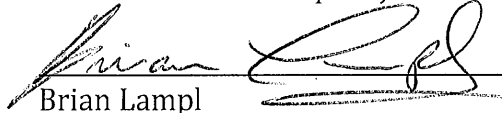
AYES: 5


MOTION CARRIED

Approved 7/25/18

ADJOURNMENT

Chairman Brian Lampl adjourned the meeting at 6:40pm


Brian Lampl
ZBA Chairman


Tammy Bleashka
Administrative Clerk

