



**Variance Board Regular Meeting
City Council Chambers, 2660 Civic Center Drive
Draft Minutes – Wednesday, June 2, 2021 – 5:30 p.m.**

Pursuant to Minn. Stat. 13.D.021, Variance Board members, City Staff, and members of the public participated in this meeting electronically due to the COVID-19 pandemic.

1. Call to Order

Chair Pribyl called to order the regular meeting of the Variance Board meeting at approximately 5:30 p.m. and reviewed the role and purpose of the Variance Board.

2. Roll Call & Introductions

At the request of Chair Pribyl, City Planner Thomas Paschke called the Roll.

Members Present: Chair Michelle Pribyl; Vice Chair Michelle Kruzel; and Member Karen Schaffhausen.

Members Absent: None

Staff Present: City Planner Thomas Paschke, Senior Planner Bryan Lloyd, Community Development Director Janice Gundlach and Department Assistant Staci Johnson.

3. Approval of Agenda

MOTION

Member Kruzel moved, seconded by Member Schaffhausen to approve the agenda as presented.

Ayes: 3

Nays: 0

Motion carried.

4. Review of Minutes: March 3, 2021

MOTION

Member Schaffhausen moved, seconded by Member Kruzel to approve the March 3, 2021 meeting minutes.

Ayes: 3

Nays: 0

Motion carried.

5. Organizational Business

a. Elect Variance Board Chair and Vice-Chair

Chair Pribyl asked if there were any nominations for the Chair of the Variance Board.

Member Schaffhausen nominated Member Pribyl.

MOTION

Member Schaffhausen moved, seconded by Member Kruzel, to appoint Member Pribyl as Chair of the Variance Board.

Ayes: 3

Nays: 0

Motion carried.

Chair Pribyl asked if there were any nominations for the Vice Chair of the Variance Board.

Member Kruzel nominated Member Schaffhausen.

MOTION

Member Schaffhausen moved, seconded by Member Pribyl, to appoint Member Schaffhausen as Vice Chair of the Variance Board.

Ayes: 3

Nays: 0

Motion carried.

6. Public Hearing

Chair Pribyl reviewed protocol for Public Hearings and public comment and opened the Public Hearing at approximately 5:37 p.m.

a. PLANNING FILE 21-004

Request by Heights Venture Architects, LLP for variances to City Code §1005.07.E.2.a.i.B, 1005.07.E.2.a.i.C, 1005.07.E.3.a.ii.B, and 1009.02.D.12.f at 2030 Twin Lakes Parkway for a proposed Panda Express.

Planner Paschke reviewed the variance request for this property, as detailed in the staff report dated June 2, 2021.

Member Schaffhausen wondered how they look at other potential spaces that might be in a similar situation and are they creating a template for others. How is this managed.

Mr. Paschke indicated they are not setting a precedent. Each project needs to stand on its own merits. He thought this was a unique situation with being just ten feet above street grade and having a code that is really trying to advocate building forward design, placement in corners, having storefronts at street level, this will not happen being ten feet up so this is not like most of the property that is in Twin Lakes or more at grade level anywhere else so going into this, this site has interesting challenges to begin with. There is a distinct difference between this one and a lot of the other sites looked at.

Member Schaffhausen indicated as far as functionality; she was not sure anyone anticipated the volume of traffic that the restaurant right across from this produces. She indicated the drive-through that is there is actually causing some traffic backup and are there any issue with that road that enters into Walmart. Will there be any sort of backup there or is this separate enough where it will ultimately wrap around if it is busy.

Mr. Paschke indicated a traffic study was done and he did not think the study anticipates that kind of backup, but one can never tell when a use goes in how traffic is going to react. From that perspective, they are just utilizing the best standard practices the City has. Another thing that he thinks is less critical here is that it would not necessarily backup immediately into Twin Lakes Parkway because it is an interior system. There would be ways for that drive-through lane to meander into the Walmart site and not affect or impact traffic.

Staff discussed with the Board criteria for drive-through stacking lanes.

Chair Pribyl indicated the Board received an email this afternoon with some potential concerns about this variance and she wondered if staff has received any other concerns.

Mr. Paschke indicated he has not.

Mr. Eric Abeln, Heights Metro Architects, applicant, indicated this has been in the works for over a year and they have been working with staff and have been able to address the needs and the goals of the City while meeting the needs of their client. He reviewed the plan with the Board.

Member Kruzel thought it was helpful to see the plan laid out for her.

Chair Pribyl agreed and indicated seeing the renderings really helps to visualize what the retaining wall and landscaping look like now and what the applicant is faced with.

Chair Pribyl invited public comment with no comments.

Chair Pribyl closed the public hearing at 6:17 p.m.

MOTION

Member Schaffhausen moved, seconded by Member Kruzel, adoption of Variance Board Resolution No. 155 (Attachment E), entitled “A Resolution Approving Variances to Roseville City Code §1005.07.E.2.a.i.B, 1005.07.E.2.a.i.C, 1005.07.E.3.a.ii.B, and 1009.02.D.12.f. (PF21-004)”

Ayes: 3

Nays: 0

Motion carried.

b. PLANNING FILE 21-006

Request by Adam and Erica Schmidt for variance to City Code §1004.08.B to allow a proposed home addition to encroach into the required front yard setback at 284 S. McCarrons Boulevard.

Senior Planner Lloyd reviewed the variance request for this property, as detailed in the staff report dated June 2, 2021.

Member Kruzel asked if the new style of garage fit the decor of the rest of the house in the neighborhood.

Mr. Lloyd indicated the staff report did include elevation drawings of this house and this will change the appearance of the house but is being designed to fit with it and prompt other updates at the same time. It does not necessarily look like other houses along the street, but it definitely is a residential addition and looks as residential as the rest of the street even if the style might be more modern than some of the homes there.

Member Schaffhausen asked if there is any concern with regard to visibility with right-of-way.

Mr. Lloyd explained the Zoning Code does have site visibility triangle consideration that seeks to ensure that there are not visibility obstructions in the corners of intersections and this new structure is well outside of that triangle.

Chair Pribyl asked if any of the neighbors expressed support or lack thereof for this proposal.

Mr. Lloyd indicated he has not received any emails or phone calls either way about the proposal.

Mr. Adam and Mrs. Erica Hagar, applicant were at the meeting for questions.

Chair Pribyl invited public comment with no comments.

Chair Pribyl closed the public hearing at 6:58 p.m.

MOTION

Member Kruzel moved, seconded by Member Schaffhausen, adoption of Variance Board Resolution No. 156 (Attachment D), entitled “A Resolution Approving Variances to Roseville City Code §1004.08.B, Residential Setbacks, at 284 S McCarrons Boulevard. (PF21-006)”

Ayes: 3

Nays: 0

Motion carried.

7. Adjourn

MOTION

Member Kruzel, seconded by Member Schaffhausen, to adjourn the meeting at 6:30 p.m.

Ayes: 3

Nays: 0

Motion carried.