



**Variance Board Meeting**  
**City Council Chambers, 2660 Civic Center Drive**  
**Minutes – Wednesday, July 12, 2017 – 5:30 p.m.**

1. **Call to Order**

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

2. **Roll Call & Introductions**

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

**Members Present:** Chair James Daire, Vice Chair Chuck Gitzen, and Member Julie Kimble

**Members Absent:** Alternate Member Peter Sparby

**Staff Present:** City Planner Thomas Paschke

3. **Review of Minutes**

*Commissioners had an opportunity to review draft minutes and submit their comments and corrections to staff prior to tonight's meeting, for incorporation of those revisions into the draft minutes.*

**MOTION**

**Member Gitzen moved, seconded by Member Kimble to approve meeting minutes of May 3, 2017 as presented.**

**Ayes: 3**

**Nays: 0**

**Motion carried.**

4. **Public Hearings**

Chair Murphy reviewed protocol for Public Hearings and public comment.

a. **PLANNING FILE 17-012**

**Request by Stan Koch and Sons Trucking, 2500 County Road C, for a variance to City Code §1011.08.A.3, to allow a 6 foot security fence in the front yard.**

City Planner Paschke reviewed the requested variance for this property, as detailed in the staff report dated July 12, 2017. Mr. Paschke displayed the site plan (Attachment C) outlining the requested variance. After review, staff recommends approval of a variance to §1011.08 (Fences in All Districts), to allow for a six-foot tall decorative security fence in the front yard at 2500 County Road C, subject to the following condition:

1. The fence is constructed as it is being proposed on the illustration submitted with the Variance application.

Chair Daire opened the Public Hearing for Planning File 17-012 at 5:35 p.m.

The applicant representative was present in the audience, but at the invitation of Chair Daire, offered no additional comments and there were no questions by the Commission.

**Public Comment**

Chris Chantry, general counsel for International Union of Operating Engineers (IUOE), Local 49, located at 2829 Anthony Lane South

Mr. Chantry inquired about the type of fence being proposed.

Mr. Paschke responded it is proposed to be a decorative, wrought-iron looking fence.

Robert Buss, Koch and Son's Trucking referred to Attachment C in the meeting packet, and outlined where the proposed fence would be installed. He provided a photo and stated the new fence will be six feet tall and located along the property line in the same place the current fence is now. This type of fence is currently located at the OATI building on Highway 494 and France.

Chair Daire suggested they send a photo of the fence with Mr. Chantry to present to his employer.

Chair Daire closed the public hearing at 5:41 p.m., as no one else appeared to speak for or against.

**MOTION**

**Member Gitzen moved, seconded by Member Kimble to approve VB Resolution No. 129 (Attachment D) entitled, "A Resolution approving a VARIANCE to Roseville City Code, §1011.08 (Fences in All Districts) at 2500 County Road C (PF17-012);" to allow for a six-foot tall decorative security fence in the front yard, subject to comments, findings and conditions outlined in the staff report dated July 12, 2017 as presented.**

**Ayes: 3**

**Nays: 0**

**Motion carried.**

**b. PLANNING FILE 17-013**

**Request by Carnahan-White, LLC dba Missouri Storm Shelters, for a variance to City Code §1005.02.F, Materials, to permit metal storm shelters at the FedEx Freight Facility, 2323 Terminal Road**

Chair Daire opened the Public Hearing for Planning File 17-013 at 5:44 p.m.

City Planner Paschke reviewed the requested variance for this property, as detailed in the staff report dated July 12, 2017. Mr. Paschke displayed the site plan (Attachment C) outlining the requested variance. After review, staff recommends approval of a variance to §1006.02.C, Materials, that will permit the installation of two all metal storm shelters at 2323 Terrace Drive.

**Applicant Representative, Jeff McKenzie, FedEx Freight**

Mr. McKenzie advised he was in attendance to see how the proceedings went and to answer questions.

Member Kimble inquired if the storm shelter structures are safer than being in a building.

Mr. Paschke stated it depends on the type of building. With this site, these types of shelters are more durable when heavy winds and tornados pass through.

Mr. McKenzie commented they have several facilities that utilize these types of shelters, including one in Lakeville. Their facilities have multiple doors and there is not a secure location within the facility to protect their employees.

Chair Daire inquired what the protocol is regarding opening up the storm shelter when the weather turns bad.

Mr. McKenzie responded they are requesting two shelters be placed on the site. One will be placed by the shop facility and the other by the employee parking lot. He is not involved in the protocol regarding access. He assumes they are locked when they are not in use and the managers work to get employees to them when it is needed.

Mr. Paschke advised the entire FedEx facility is secure and proper credentials are required to access the parking lot, so it is possible the storm shelters would be left unlocked.

Chair Daire inquired if the shelters are built like vaults.

Mr. Paschke explained the shelters are an all metal structure with a solid metal framing system and are built to withstand a certain level of wind.

Member Gitzen inquired if the City has any rules regarding these types of structures. He referred to Minnesota Code, Chapter 1370, Storm Shelters, which identifies storm shelters.

Mr. Paschke stated the City does not have specific rules regarding storm shelters. The applicant has received the permits for the two structures and is waiting on approval of the variance. The City's building officials have looks at the necessary code requirements.

Chair Daire closed the public hearing at 5:53 p.m., as no one else appeared to speak for or against.

Member Gitzen commented utility companies are not required to come to the City to put in a metal box, and this is similar.

Mr. Paschke advised they will look at how to support similar structures as they revise the zoning ordinance.

**MOTION**

**Member Kimble moved, seconded by Member Gitzen to approve VB Resolution No. 130 (Attachment D) entitled, “A Resolution approving variance to §1006.02.C (Materials) of the Roseville City Code at 2323 Terminal Road (PF17-013);” to allow for the installation of two all metal storm shelters, subject to comments, findings and conditions outlined in the staff report dated July 12, 2017 as presented.**

**Ayes: 3**

**Nays: 0**

**Motion carried.**

**5. Adjournment**

**MOTION**

**Member Gitzen moved, seconded by Member Kimble to adjourn the meeting at approximately 5:55 p.m.**

**Ayes: 3**

**Nays: 0**

**Motion carried.**