



Variance Board Meeting
City Council Chambers, 2660 Civic Center Drive
Minutes – Wednesday, October 25, 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, Alternate Member Peter Sparby

Members Absent: None.

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.

Member Gitzen requested lines 44 and 86 be changed to, "Chair Daire" instead of "Chair Murphy."

MOTION

Member Gitzen moved, seconded by Member Kimble to approve meeting minutes of July 12, 2017 as amended.

Ayes: 3

Nays: 0

Motion carried.

4. **Public Hearings**

Chair Daire reviewed protocol for Public Hearings and public comment.

a. **PLANNING FILE 17-017**

Request by Stan Koch and Sons Trucking, 2500 County Road C, for a variance to City Code §1011.08.A.3, to allow an 8-foot security fence in the front yard.

City Planner Paschke reviewed the variance request for this property, as detailed in the staff report dated October 25, 2017. Mr. Paschke reported there is a standing variance on this property for a six-foot fence. After reviewing fences and the security of the equipment kept within it, the applicant is requesting the height be changed to an eight-foot fence with a bend to the top rail. Staff has concluded it meets the criteria in support of the requested variance, and recommends approval with the following condition:

Variance Board Meeting
Minutes – Wednesday, October 25, 2017
Page 2

1. The fence is constructed as proposed on the illustration submitted with the variance application.

At the request of Chair Daire, Mr. Paschke referred to a map and pointed out the location of the fence. He assumed the fence will hook up to the existing chain link fence on the west side of the property and stated the applicant is still in process of completing some of their site improvements.

Ann Steingraeber, Attorney with Winthrop and Weinstine, introduced herself as representing the applicant.

Bob Buss, Stan Koch and Sons Trucking, referred to a map and reported there will be one other section of ornamental fence in the northwest corner that would come down thirty feet and be parallel with the existing building. It would match up with the chain link fence that runs the total distance of west property line. There is also a security gate set off Walnut Street about 120 feet.

Chair Daire inquired if the purpose of the fence was to provide security of the equipment, but not the building and parking lot to the east since they are not protected by the fence.

Mr. Buss confirmed the building serves as a security border with the rest of the fence. He referred to the map and pointed out where the chain link fence would be located on the site. The purpose of the ornamental fence is to meet City code and to complete the fencing to secure the lot.

Member Kimble inquired about the difference between a six or eight-foot fence.

Mr. Buss stated they determined that a six-foot fence is easier to get over and for security reasons, they are now requesting an eight-foot fence. The curvature points out and helps with security, but on a six-foot fence, it would be too low.

Member Gitzen explained the location of the fence is the same and was previously approved, and the applicant is requesting an eight-foot fence instead of a six-foot fence.

Members Kimble and Gitzen stated they are in support of this request.

MOTION

Member Kimble moved, seconded by Member Gitzen to approve VB Resolution No. __ (Attachment D) entitled, “A Resolution approving a VARIANCE to Roseville City Code, §1011.08 (Fences in All Districts) at 2500 County Road C (PF17-017);” to allow for an eight-foot tall security fence, subject to the condition outline in the staff report dated October 25, 2017.

Ayes: 3
Nays: 0
Motion carried.

2. Adjournment

MOTION

Member Gitzen moved, seconded by Member Kimble to adjourn the meeting at approximately 5:42 p.m.

Ayes: 3
Nays: 0
Motion carried.