



Variance Board Meeting
City Council Chambers, 2660 Civic Center Drive
Minutes – Wednesday, March 7, 2018 – 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; and, Alternate Member Peter Sparby

Staff Present: City Planner Thomas Paschke

3. **Approval of Agenda**

MOTION

Member Gitzen moved, seconded by Member Kimble to approve the agenda as presented.

Ayes: 3

Nays: 0

Motion carried.

4. **Review of Minutes**

MOTION

Member Gitzen moved, seconded by Chair Daire to approve meeting minutes of January 3, 2018.

Ayes: 3

Nays: 0

Motion carried.

5. **Public Hearings**

Chair Daire reviewed protocol for Public Hearings and public comment and opened the Public Hearing at approximately 5:34 p.m.

a. **PLANNING FILE 18-003**

Request by Chick-fil-A for a variance to City Code § 1005.05E Frontage Requirement, to permit a drive-through to be placed greater than 25 feet or less requirement adjacent to Snelling Avenue

City Planner Paschke reviewed the variance request for this property, as detailed in the staff report dated March 7, 2018. He reported the City code requires buildings to be placed within 25 feet of a property line. The actual property line for the HarMar parcel lies approximately 167 feet within Snelling Avenue, so the City utilizes the edge of the roadway easement for Snelling Avenue as the

Variance Board Meeting
Minutes – Wednesday, March 7, 2018
Page 2

“pseudo” property line. Even then, a building cannot be placed at or near that line as there is a 20-foot-wide sewer easement that lies 20 feet from the roadway easement. Due to this, the proposed building has been placed 60 feet from the roadway easement line in order to take advantage of a more advantageous site design, which includes a row of parking and a two-way drive lane. The proposed placement of the building adjacent to the abutting primary street requires a 36-foot variance. He highlighted the variance criteria and findings included in the resolution and reported due to the unique circumstances with the easement and site design considerations, staff supports approval of this variance request.

Member Kimble inquired if the remaining parking for HarMar Mall will be adequate.

Mr. Paschke confirmed it is. There are certain areas that tend to have more traffic and parking demand, but the site overall accommodates the uses within the mall.

Member Gitzen went over the easement requirements and commented the closest the building could be placed to the road, but still stay out of the easement is 40 feet.

Mr. Paschke confirmed this.

Jennifer Santelli, representing Chick-Fil-A, Inc, 5200 Buffington Road, Atlanta, GA, commented she believes the presentation by Mr. Paschke was adequate.

Chair Daire closed the public hearing at approximately 5:42 p.m.

Member Gitzen commented his only concern would be traffic, but this will be discussed at the Planning Commission meeting.

Chair Daire inquired about the double stacking into a single lane with the drive-through.

Ms. Santelli responded their intent is for people to receive their food within 90 seconds of placing their order. The double order point allows staff to bag orders faster because they are one step ahead of a single order point. They are also working on face to face ordering when it warrants.

MOTION

Member Kimble moved, seconded by Member Gitzen to approve a resolution to allow allowing a variance to Roseville City Code §1005.05E (Frontage Requirement) at HarMar Mall, 2100 Snelling Avenue to permit a drive-through restaurant to be placed greater than the 25 feet from the property line adjacent to Snelling Avenue.

Ayes: 3
Nays: 0
Motion carried.

6. **Adjournment**

MOTION

Member Gitzen moved, seconded by Member Kimble to adjourn the meeting at approximately 5:47 p.m.

Ayes: 3
Nays: 0
Motion carried.