



**Variance Board Regular Meeting  
City Council Chambers, 2660 Civic Center Drive  
Minutes – Wednesday, January 5, 2022 – 5:30 p.m.**

**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, Community Development Director Janice Gundlach, and Senior Planner Brian Lloyd

**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: August 4, 2021**

**MOTION**

**Member Schaffhausen moved, seconded by Member Kruzel to approve the August 4, 2021, meeting minutes.**

**Ayes: 3**

**Nays: 0**

**Motion carried.**

**5. Public Hearing**

Chair Pribyl reviewed protocol for Public Hearings and public comment and opened the Public Hearing at approximately 5:33 p.m.

**a. PLANNING FILE 21-024**

**Request by Houwman Architects in Conjunction with Lubrication Technologies and Valicor Environmental, for Variances to §1006.2 (Regarding Materials) and**

**§1011.12.F.6 (Regarding Accessory Building Size and Height), for the Construction of an Accessory Structure at 2420 County Road C**

City Planner Thomas Paschke reviewed the variance request for this property, as detailed in the staff report dated January 5, 2022.

Member Schaffhausen indicated when talking about pits with oil in them, is there any semblance of regulation that goes along with this that is taken into consideration with how it is built and structured, even though not germane to the variance.

Mr. Paschke indicated maybe not with the way it is built but he assumed that because the company is dealing with petro chemicals and those type of things that the MPCA may have some certain involvement in regulating how that is and how they process and recycle the product. From the standpoint of City staff and things, it is not. As a part of the Development Review Committee, it was reviewed by Fire and Building Code and obviously they need to review further things once the variances are approved, the permit is in house and to review so there may be some things that come out of that but there is not any specific regulation or for that matter, inspections of what is going on out there by City staff, that would be all from different State or County agencies.

Member Kruzal asked if there was any concern or input from the neighboring companies.

Mr. Paschke indicated he has not received any comments or concerns or issues. As he indicated, this is a current activity. He showed a map of where the activity is located at.

Mr. Nick Houwman, Houwman Architects, addressed the Board.

No one from the public was at the meeting.

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

**MOTION**

**Member Kruzal moved, seconded by Member Schaffhausen, adoption of Variance Board Resolution No. 159 (Attachment D), entitled “A Resolution Approving a Variance to Section 1011.12.F.6, Accessory Buildings, and 1006.02.C, Materials, of the Roseville City Code, at 2420 County Road C (PF21-024).”**

**Ayes: 3**

**Nays: 0**

**Motion carried.**

- 6. Other Business**
  - a. Planning File 20-032**

**Consider and Extension of the Time Allowed for Validation of the Variance Approved for the Property at 2850 Snelling Avenue**

Senior Planner Lloyd reviewed the variance request for this property, as detailed in the staff report dated January 5, 2022.

**MOTION**

**Member Kruzel moved, seconded by Member Schaffhausen, approving a One-Year Extension of the Time Allowed to Validate the Variance Approved by Variance Board Resolution #152, Based on the Content of this RVBA, Public Input, and Variance Board Deliberation.**

**Ayes: 3**

**Nays: 0**

**Motion carried.**

**7. Adjourn**

**MOTION**

**Chair Pribyl adjourned the meeting at 5:48 p.m.**

**Ayes: 3**

**Nays: 0**

**Motion carried.**