



**Variance Board Regular Meeting  
City Council Chambers, 2660 Civic Center Drive  
Draft Minutes – Wednesday, August 4, 2021 – 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

**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: July 7, 2021**

**MOTION**

**Member Schaffhausen moved, seconded by Member Kruzel to approve the July 7, 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 5:35 p.m.

**a. PLANNING FILE 21-009**

**Consider a Request by Genisys Credit Union for a Variance to City Code §1005.06.E.3, Frontage Requirement, to Permit a Building to Occupy Less Than the Required 70% of the Street Frontage at 2501 Fairview Avenue**

City Planner Paschke reviewed the variance request for this property, as detailed in the staff report dated August 4, 2021.

Member Schaffhausen asked regarding the road that goes back to the water tower and if the City would be using it.

Mr. Paschke indicated this is a joint road and everyone will be using it and will allow access for City staff to go back to the water tower and perform maintenance as well as the telecommunication providers, which are on the water tower as well as on the lattice tower in the back corner of the site.

Member Kruzel indicated there is so much congestion on Fairview that she was concerned about the drive through accessing that road directly. She wondered if staff has looked at how that might flow.

Mr. Paschke explained as a part of the conditional use the traffic flow was reviewed and a traffic study was also completed. The County was going to allow only one access point and their recommendation, he believed, is the one that is there. He indicated that it might be a little congested and the traffic study, he believed, notes that as well as potentially the increase in traffic on Fairview. He indicated this is not something that is detrimental to the redevelopment project but something, because it is a retail area, people have to deal with. The area is and will continue to be congested and people will have to put up with a slight delay in getting out onto Fairview Avenue.

Member Kruzel indicated she was more concerned with the neighbors and wondered if anyone came forward with any concerns.

Mr. Paschke explained no one came forward with concerns related to this request or others.

Chair Pribyl asked if the applicant would like to come forward.

Ms. Megan Hubert, Welsch Construction, indicated she was the design builder, and the applicant is out of Michigan. She also noted Mr. Ryan Nicholson, the designer was also at the meeting to answer questions about the design. She addressed the Commission.

Chair Pribyl noted due to the constraints of this site, she asked if Genisys would have wanted a larger building if there was more site available or did this happen to be a really good fit for the building, even given the size.

Mr. Nicholson explained this proposed footprint is what the company has built in Eagan and what the company is rolling out for current and future buildings. He indicated the building fit nicely within the constraints that are there.

Chair Pribyl asked if there were any members of the public that wished to speak, seeing none she closed the public hearing at 5:42 p.m.

**MOTION**

**Member Kruzel moved, seconded by Member Schaffhausen, adoption of Variance Board Resolution No. 158 (Attachment D), entitled “A Resolution Approving Variances to Roseville City Code §1005.06.E.3 Regarding Frontage Requirements.”**

**Ayes: 3**

**Nays: 0**

**Motion carried.**

**6. Adjourn**

**MOTION**

**Member Schaffhausen, seconded by Member Kruzel, to adjourn the meeting at 5:44 p.m.**

**Ayes: 3**

**Nays: 0**

**Motion carried.**