

RESOLUTION #24-08-05-03

**RESOLUTION OF THE NEW PRAGUE CITY COUNCIL APPROVING VARIANCE
(#V4-2024) GRANTING VARIANCE FROM THE B-1 COMMERCIAL DESIGN
STANDARDS TO ALLOW EXTERIOR ALTERATIONS AT 133 MAIN STREET W.
KUBES FURNITURE & FLOORING, IN NEW PRAGUE, MINNESOTA**

WHEREAS, Randy Kubes, applicant, and owner of the following real estate in the County of Scott to wit:

Beginning at a point on the North line of West Main Street, said point being 62.00 feet East of the Southeast corner of Block Number One, Philipp's Addition to the City of New Prague, Minnesota; thence North parallel to the East line of said Block Number One and parallel to the center line of First Avenue Northwest 173.30 feet to a point 62.00 feet East of the Northeast corner of Lot Number 5 of said Block Number One; thence East parallel to the North line of said West Main Street 35.50 feet; thence South parallel to the East line of said Block Number One and parallel to the center line of First Avenue Northwest 173.30 feet to the North line of said West Main Street; thence West on the North line of said West Main Street 35.50 feet to the place of beginning.

AND ALSO

a driveway and roadway easement described as follows: Beginning at a point 62.00 feet East of the Northeast corner of Lot Number 5 of Block Number One of Philipp's Addition to the City of New Prague, Minnesota; thence North parallel to the East line of said Block Number One and the center line of First Avenue Northwest 16.50 feet; thence East 35.50 feet parallel to the North line of West Main Street; thence South parallel to the east line of said Block Number One and parallel to the center line of first Avenue Northwest 16.50 feet to a point due East of place of beginning; thence West 16.50 feet parallel to the North line of West Main Street to place of beginning.

is requesting a variance from the B-1 District Commercial Design Standards to allow exterior alterations to the façade of Kubes Furniture & Flooring at 133 Main St W on the above described real estate; and

WHEREAS, the New Prague Planning Commission has completed a review of the application and made a report pertaining to said request (#V4-2024), a copy of said report has been presented to the

City Council; and,

WHEREAS, the New Prague Planning Commission on the 24th day of July, 2024, after due consideration of presented testimony and information, voted unanimously (4-0) to forward the matter to the City Council with a recommendation for approval with the following conditions:

1. Provide an alternate rendering showing brick on the plan versus the stone to go along with the rendering showing the stone (so there are both options to consider).
2. Provide documentation from the Minnesota State Historical Society AND a brick contractor documenting that the brick is either not available or a suitable alternative is not available along with the threat of further brick delaminating being a continual maintenance issue with the existing brick. Written statements will be necessary as additional information to support this.

WHEREAS, the New Prague City Council finds:

- A. The proposed variance is in harmony with the general purposes and intent of the ordinance because awnings are allowed in the B1-District and the ordinance allows the replacement of exterior features with different materials if it is not reasonably possible.
- B. The proposed variance is consistent with the comprehensive plan because the B-1 Central Business District is supposed to preserve the old historical character of the downtown such as the metal cable awning and while some features will be covered, the overall building shape and select features will be preserved.
- C. The applicant will continue to use the property in a reasonable manner not permitted by the ordinance since it would preserve the historic character of the original building while also using exterior materials already found in the B1-District.
- D. There are unique circumstances that apply to this property because the brick is not easily sourced for repair/replacement, which is not economically feasible, furthermore, the building is not listed on the National Register of Historic Places and was constructed later some of the original buildings in the downtown.
- E. The variance will not alter the essential character of the neighborhood because it will preserve some of the historic features of the building by removing the non-conforming plastic awning and several buildings in B-1 District do not have brick facades.
- F. The variance requested is the minimum variance which would alleviate the practical difficulties because the building previously had a metal cable awning years ago and similar matching brick is difficult and costly to find in color and size.

NOW, THEREFORE BE IT RESOLVED, by the City Council of New Prague, Minnesota, that the request for variance #V4-2024 from the B-1 Commercial Design Standards to allow exterior alterations specific to allowing a metal cable awning and allowing existing brick to be covered at 133 Main St W, Kubes Furniture & Flooring, is hereby approved based on the above findings.

This variance approval becomes effective immediately upon its passage and without publication.

Passed this 5th day of August, 2024.

Duane J. Jirik, Mayor

State of Minnesota)
)ss.
County of Scott & Le Sueur)

(CORPORATE ACKNOWLEDGMENT)

Subscribed and sworn before me, a Notary Public this _____ day of _____, 2024.

Notary Public

ATTEST: _____
Joshua M. Tetzlaff, City Administrator

State of Minnesota)
)ss.
County of Scott & Le Sueur)

(CORPORATE ACKNOWLEDGMENT)

Subscribed and sworn before me, a Notary Public this _____ day of _____, 2024.

Notary Public

THIS INSTRUMENT DRAFTED BY:
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