

## OFFICIAL PROCEEDINGS

Pursuant to due call and notice thereof, the regularly scheduled meeting of the Spring Lake Park Planning Commission was held on February 22, 2021 at the City Hall, at 7:00 PM.

### 1. CALL TO ORDER

Vice Chairperson Bernhagen called the meeting to order at 7:00 PM.

### 2. ROLL CALL

#### PRESENT

Commissioner Aisha Ali  
Commissioner Jeff Bernhagen  
Commissioner Rick Cobbs  
Commissioner Doug Eischens  
Commissioner Eric Julien

#### ABSENT

Chairperson Hans Hansen

#### STAFF PRESENT

Building Official Baker  
Administrator Buchholtz

#### VISITORS

Virginia Moucha, 8037 6th Street NE

### 3. PLEDGE OF ALLEGIANCE

### 4. APPROVAL OF MINUTES

#### A. Approval of Minutes from January 25, 2021 Meeting

Motion made by Commissioner Eischens, Seconded by Commissioner Julien to approve January 25, 2021 meeting minutes.

Voting Yea: Commissioner Ali, Commissioner Bernhagen, Commissioner Cobbs, Commissioner Eischens, Commissioner Julien. Motion carried.

### 5. PUBLIC HEARING

#### A. Public Hearing - Variance Application - Virginia Moucha - 8037 6th Street NE

Administrator Buchholtz reviewed the staff memo. He reported that the City received an application for a variance from the five-foot rear and side yard setback requirement for

accessory use. He reported that a shed was built where an existing slab and shed was on the property. He stated there are no permits or other variances in the property file.

Vice Chairperson Bernhagen opened the public hearing at 7:04 PM.

Virginia Moucha, 8037 6th Street, stated that she removed the old shed due to its age and pieces of the roof were blowing off in strong wind. She stated that the new shed was built on the existing cement slab and she was not aware of the property lines until a neighbor complained. She reported that most of the sheds in the neighborhood abut the property lines and are along the back-fence lines of properties. She stated that the new shed does not have any windows or electricity and is only used for storage.

Ms. Moucha stated that she called to see if a permit was needed for the shed and she was told that one was not; however, a zoning permit should have been applied for at the time the shed was built. She stated that it would be very costly to remove the shed and rebuild it if the variance is not approved.

Commissioner Cobbs inquired if the fence along the back of the property is Ms. Moucha's. She stated that it is the neighbor's fence. She stated that the bumper of the shed is on the on the property line. She stated that the door way of the shed is on the west side of the fence.

Commissioner Eischens stated that he drove by the property and noticed that most of the neighboring sheds are side by side and near the back-property lines. He stated that he does not think the sheds negatively impact the character of the neighborhood.

Commissioner Cobbs stated that he noticed that the neighbors shed is leaning. He stated that he noticed many of the sheds are leaning along the back-fence line.

Commissioner Julien noted that many of the sheds in the neighborhood were more likely built many years ago without variances.

Ms. Moucha stated that many of the neighboring sheds have a tree line behind them. She stated that her shed has walking room behind it. Commissioner Eischens the tree line is more than likely a natural barrier for the privacy of the structures.

Hearing no further discussion from the floor, Vice Chairperson Bernhagen closed the public hearing at 7:18 PM.

Commissioner Cobbs suggested that for future reference for residents an updated shed handout be placed on the City's website and at City Hall explaining the setbacks and when a permit is required. Building Official Baker stated that he has an updated handout that can be posted and it explains the updated building requirements.

Motion made by Commissioner Eischens, Seconded by Commissioner Cobbs to recommend approval of the Variance Application for 8037 6th Street NE.

Voting Yea: Commissioner Ali, Commissioner Bernhagen, Commissioner Cobbs, Commissioner Eischens, Commissioner Julien. Motion carried.

## **6. OTHER**

Administrator Buchholtz reported that he will be sharing an informational request, with the Commission, from the City of Blaine for an amendment to their Comprehensive Plan regarding a parcel of land on 85th Avenue. He stated that no action is required from the Commission.

Building Official Baker provided an update on Hy-Vee. He reported that progress is being made daily and final inspections will take place in phases. He stated that he anticipates a late May 2021 opening.

## **7. ADJOURN**

Motion made by Commissioner Julien to adjourn meeting.

Voting Yea: Commissioner Ali, Commissioner Bernhagen, Commissioner Cobbs, Commissioner Eischens, Commissioner Julien. Motion carried.

The meeting adjourned at 7:23 PM.

DRAFT