

**WILLMAR BOARD OF ZONING APPEALS
THURSDAY, AUGUST 17th, 2023
333 6TH STREET SW, CONFERENCE ROOM 1
MINUTES**

1. The Willmar Boarding of Zoning Appeals met on Thursday, August 17th, 2023 at 6:00pm at the City Hall.

Members Present: Josh Monson, Chris Frank, Daniel Reigstad.

Others Present: Director Justice Walker, City Planner Guilherme Motta, Daniel Tempel and Velma Pregler.

2. Chair Frank called for order at 6 :00pm. Chair Frank mentioned to be registered in minutes that minutes from the 05/18/2023 were sent and approved by e-mail and the current one will be sent for approval by e-mail to commissioners. The only item agenda is the Daniel Tempel variance.

3. DANIEL TEMPEL VARIANCE FILE NO 23-02 – VARIANCE / PUBLIC HEARING

Director Walker started reading the overview of the proposed variance according to the agenda. Public Hearing was opened at 6:02pm. Daniel Tempel introduced himself as the applicant and explained his proposal. It is because of the dedication of the road and said that half of the lot reduced the setback. He showed a picture of a building built in Mankato and said it would be an improvement for the neighborhood. The unique hardship was dedicating the street. Director Walker opened for questions and Chair Frank asked about the distance of the 27 feet and not 30 feet for the building. Mr. Tempel said it would cost more and there is 25 feet setback on the front, and it is enough to see around and provide the propose. Chair Frank asked why it has to be two lots and Mr. Tempel answered it is because he can sell the building on lot 01. Chair Frank asked if anyone had any more questions. Mrs. Pregler said she lives on 14th St corner with Elizabeth St and is wondered what is going to be built in the lot. Mr. Tempel showed again the picture and explained it will be a three-unit storage building. Chair Frank read the standards for variance according to Ordinance 1060 Public Hearing was closed at 6:12pm. Chair Frank asked for more questions. Commissioner Reigstad asked to Mrs. Pregler repeat her question and her issues was not regarding Mr. Tempel's variance request.

Staff recommended in favor of the variance approval.

Chair Frank called for a vote on the variance. Chair Frank made a motion to approve the 6 feet set back from the property line and 18 feet from the curb. Commissioner Reigstad seconded. Commissioner Reigstad voted aye, Commissioner Frank voted aye, Commissioner Monson voted aye. The motion was approved.

4. MISCELLANEOUS

Commissioner Monson presented a letter of resignation, he is moving to Spicer and will not be able to participate to the commission anymore.

Director Walker asked how the board felt about a property owner in town wanting to put a fence at Willmar Ave and he would like to apply a variance and he doesn't think that it applies a variance. He would like to put up a 6 ft fence because his concern is about the traffic. Chair Frank said it wouldn't meet the standards for a variance but he would have to look into it more for an actual answer. Director Walkers didn't think met the threshold for a requesting a variance.

5. ADJOURN

Chair Frank adjourned the meeting at 6:20pm. With no further business, the meeting was adjourned.

Minutes presented by City Planner Guilherme Motta