

**CITY OF WILLMAR
BOARD OF ZONING APPEALS MEETING
6:00 P.M. THURSDAY, AUGUST 17TH, 2023
CONFERENCE ROOM #1 - CITY OFFICE BUILDING**

Members: Christopher Frank, Dan Reigstad, and Josh Monson

AGENDA

1. Call the meeting to order.
2. Approval Minutes from May 18th, 2023.
3. Daniel Tempel Variance.
4. Miscellany.
5. Adjourn.

1. CALL THE MEETING TO ORDER

2. MINUTES FROM MAY 18TH 2023. Minutes were approved by e-mail but would register approval at minutes.

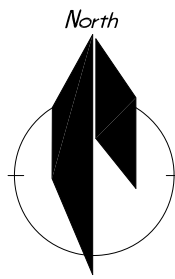
3. DANIEL TEMPEL FILE NO 23-01

- The applicant Daniel Tempel is requesting a Variance on the property located at 1300 Highway 12 E, Willmar MN.
- The property is zoned General Business (GB), minimum lot dimension is 15,000 square feet and current dimension is 16,115 square feet.
- Mr. Tempel is looking to a variance to allow a below the minimum side/street setback requirement on the property Lot 2, Block 1, Tempel Properties.
- A minor subdivision was approved by the Planning Commission on 07/19/2023 which created Lots 01 and 02, and dedicated Road 14th St SE, as so a recorded easement.
- All the other setbacks would be provided, 25 feet at front, 10 feet at side and rear setback. Lot width minimum is 100 feet and provided is 105,41 feet.
- Final side/road proposed setback is 6 feet from lot line and 18 feet from the curb.

STAFF COMMENTS: The side/street setback helps maintain open space for the cars turning at the corner with a better sight line of the traffic. The construction as proposed is located in the rear, leaving a front setback of about 70 feet from the corner, allowing vehicles to turn into and cross the roadway safely. The city requested dedication of an easement located in the lot, for the 14th St SE. This dedication is what caused issues for the new construction to keep the 25 side/street setback.

RECOMMENDATION: Staff recommends approve the variance for the side/street setback as 6 feet from lot line and 18 feet from the curb.

4. MISCELLANY
5. ADJOURN



This drawing prepared by:

Bonnema Runke Stern Inc.

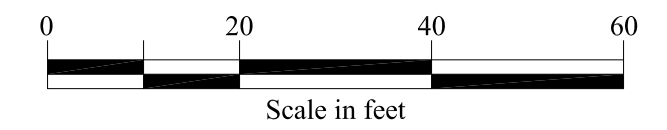
Professional Land Surveyors

4566 Hwy 71 NE - Suite 1

Willmar, MN 56201

Office (320) 231-2844 Fax (320) 231-2827

Tempel Properties, LLC
PO Box 226
Willmar, MN 56201



LEGEND

- Found Iron Monument from former survey
- Bonnema Runke Stern Inc. Placed 3/8" x 18" Rebar Capped Iron Monument
- Bollard
- Catch Basin
- ⊕ Electric Meter
- ⊕ Fire Hydrant
- ⊕ Gas Meter
- ⊕ Light Pole
- ⊕ Manhole - Sanitary
- ⊕ Sign
- ⊕ Telephone Pedestal
- ⊕ Utility Pole
- ⊕ Water Gate Valve
- Approximate Right of Way Line
- Overhead Utility
- Sanitary Sewer
- Storm Sewer
- Gas Line
- Underground Telephone

