

Approved Minutes
Public Hearing: Dave and Valerie Skjefte Variance Request
August 8, 2016
Monday 6:35 p.m.

Pursuant to due call and notice thereof, the City Council of the City of Renville, Minnesota met for a public hearing at 6:35 p.m. Monday, August 8, 2016 in the Renville City Hall. The purpose of the Public Hearing was to receive public comment on granting a variance to Dave and Valerie Skjefte in order to construct a storage facility located at 200 NE Colfax Avenue due to the lot coverage and setbacks of the proposed structure.

The hearing was called to order by Mayor Wertish. Council Members present were Shane Wohlman, Jeff Pike, Brent Dahl, Jeremy Hinderks and Al Rohlik. Also present were City Administrator/Clerk Kari Gislason. Dave Skjefte, Jennifer Samuelson, Raye McKim and Randy Edberg were present in the audience.

R-1 Requirements:

Section 15.04 CORNER LOT, SPECIAL REQUIREMENTS. On any corner lot or lot fronting on more than one (1) street, no building or structure shall be placed or erected closer than twenty-five (25) feet to any property line abutting and paralleling a street.

All corner lots shall be at least ten (10) percent larger in lot frontage at the building line and lot area than is required for noncorner lots.

Section 15.05 MAXIMUM LOT COVERAGE. Lot coverage shall not exceed twenty-five (25) percent.

Section 15.06 LOT AREA, FRONTAGE AND YARD REGULATIONS. The following minimum requirements shall apply:

Use	Lot Area Sq. Feet	Lot Width		Building Setback Line	Side Yard		Rear Yard
		Front Yard Width	Building Line Width		Least Width	Sum	
Dwellings							
	<u>One Family</u> 8,000	45'	75'	25'	6'	16'	25'
	<u>Two Family</u> 10,000	50'	80'	25'	6'	16'	25'
	<u>Three Family</u> 12,000	50'	80'	25'	6'	16'	25'
	<u>Other Uses</u> 16,000	100'	100'	25'	12'	25'	45'

Notice of the Public Hearing was posted and published. Additionally, letters were sent to 18 surrounding property owners.

Two comments were received at City Hall previously when the conditional use permit was being considered. Previous concerns included: the structure butting up against the sidewalk and the rear property line. These community members were present at the variance hearing.

A revised plan for the proposed structure was provided at the variance hearing. The new plan showed a reduction in the size of the units with the structure being 5' from the sidewalk and 5' from the north property line; 12' from the east property line and 18' from 2nd Street. Dave Skjefte stated he needed to have the number of units shown (20) in order for it to make sense financially.

There were still concerns about the structure only being 5' from the property line and sidewalk. Additionally, snow removal and the possibility of gravel infringing on neighboring properties was discussed.

A motion was made by Al Rohlik and seconded by Jeremy Hinderks to close the hearing. The motion carried 5 to 0.

Dated at Renville, Minnesota, this 8th day of August, 2016

THE GOVERNING BODY OF THE CITY
OF RENVILLE, MINNESOTA

BY _____
Janette Wertish, Mayor

ATTEST:

BY _____
Kari Gislason, City Administrator/Clerk