

**BOARD OF ZONING APPEALS
CITY OF WILLMAR, MN
MONDAY, AUGUST 25, 2014**

MINUTES

1. The Willmar Board of Zoning Appeals met on Monday, August 25, 2014 at 5:00 p.m. at the City Office Building.

** Members Present: Larry Brown, Jeff Kimpling, Jay Lawton, Beverly Dougherty, Andrew Bjur, and Jim Rudnick.

** Members Absent: Ross Magnuson

** Others Present: Tim Parsons, Luis Marin, Loren Corle, and Megan M. DeSchepper-Planner.

2. RELCO BUILDING REAR AND SIDE SETBACK VARIANCE- FILE NO. 14-03: The public hearing opened at 5:01 p.m. Tim Parsons with TerWisscha Construction and Loren Corle of Relco presented the variance request for Relco to place a building on their property with a rear and side setback of 10' on property legally described as follows: Lot 3, Block 1, Willmar Industrial Park Second Addition (2281 3rd Ave. SW). The property is zoned I-1 (Limited Industry District). The Ordinance requires a rear setback of 30' and a side setback of 20'. Mr. Parsons explained that the building is being moved from one lot to another as part of a new office expansion. The reduced setback is requested to accommodate semi-truck traffic on site and maneuvering to the loading dock. The roof pitch will be to the north and south, and the garage bays will face east and south.

The Board of Zoning Appeals reviewed and discussed Staff Comments (see Attachment A).

The Board talked about concern with the requested building setback and the 10' utility easement along the north property line and that a 15' would ensure adequate access for utilities. Mr. Parsons explained that the footing would not intrude into the utility easement. There are currently no utilities in the easement. He added that they could probably work with the building at a 12' setback.

With no one from the public present to speak for or against the request, the public hearing closed at 5:15 p.m.

The Board analyzed the drawing that depicted the semi traffic movements with the building at the Ordinance setback and also at the requested setback.

Mr. Parsons commented that bollards could be added at the corner of the building to help protect the structure.

Mr. Kimpling made motion to allow a 15' rear setback and 10' side setback.

Mr. Brown made a motion to amend the motion, seconded by Mr. Bjur to allow a 12' rear setback and a 10' side setback.

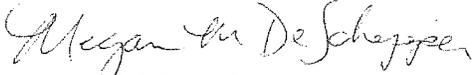
The amending motion carried.

Then the motion, as amended, carried.

The reasoning the Board gave for approving the variance is that the variance is in harmony with the Zoning Ordinance as it is a permitted use in the zone. The variance is consistent with the comprehensive plan as the property is being used for a manufacturing facility. The location of the proposed building is reasonable to allow semi traffic access to an adjacent building on the property. The situation is unique as the adjacent lands are lower and wet and likely not developable close to the property lines. The variance will not alter the essential character of the locality as the structure is being moved from across the street, the structure has functioned as a manufacturing facility in the area for some time and the reduced setback will not affect abutting properties or future development.

3. There being no further business to come before the Commission the meeting closed at 5:20 p.m.

Respectfully submitted,



Megan M. DeSchepper, AICP
Planner/Airport Manager

BOARD OF ZONING APPEALS- AUGUST 25, 2014

STAFF COMMENTS

1. RELCO BUILDING REAR AND SIDE SETBACK VARIANCE- FILE NO. 14-03:

- The applicant is Relco, Willmar, MN.
- The applicant requests moving a building onto the site at a reduced setback of 10' from the side and rear property line on property legally described as follows: Lot 3, Block 1, Willmar Industrial Park Second Addition (2281 3rd Ave. SW).
- The property is zoned I-1 (Limited Industry District).
- Zoning Ordinance requires a rear setback of 30' and a side setback of 20'.
- The applicant is requesting the reduced setback to accommodate semi-truck traffic onsite as the proposed additional structure limits movements to the loading dock if required to meet the setback requirements.
- Properties to the west and north are zoned I-1 also. To the west is a vacant lot and to the north is a leased cell phone tower.
- There is a ten foot utility easement on the north property line.

RECOMMENDATION: Review variance standards in Section 9.D.3.a.1-4 to see if there are practicable difficulties, reasonableness, uniqueness, and essential character.