

**MINUTES  
KOTTEN VARIANCE PUBLIC HEARING**

**OCTOBER 23, 2013**

Mayor Jeff Thompson opened the Public Hearing at 6:50 p.m. Council members present were Jean Soine, Kay McDaniel, Donovan Mayer, and Gene Beavers. Others present were Renee Eckerly, City Administrator; Ron Mergen, Public Works Director; Jennifer Welling, Administrative Assistant; Bill Spooner, City Attorney; Chuck DeWolf, Bolton & Menk, Inc.; Amber Young, Social Media Specialist; Ellarry Prentice, Press; Neil Herzberg, Doris Wendlandt, Kevin Wall, Leo Louis, Lance Louis, Tom Kotten, Roberta Kotten, Louis Baas, and Don Williamson, West Central Sanitation.

A Variance application submitted by Tom & Roberta Kotten for the property located at 700 Koronis Ave. was presented. They wish to construct a 28'x32' detached garage. They do not meet the front setback of 30' off their front property line (off First St.) or 63' off the center of First St. they will only be 45'; therefore, they need an 18' variance. They will meet all other zoning regulations. The Planning Commission has reviewed this and recommends approval.

Louis Baas expressed his concern with the shed's close proximity to the street and the amount of traffic the street has including this street being an ambulance route. The proposed garage driveway is hazardous.

Tom Kotten stated that by moving the proposed structure back further would take up too much green space. Kotten has already removed some trees to make the sight line more visible. This proposed garage would be used for their second vehicle, lawn mower, snow blower, etc.

Traffic and visibility were further discussed.

Mergen stated that the proposed structure is set back 5' further then the neighboring garage and Kotten's are leaving enough room for off-street parking.

Spooner explained that the Council has established a pattern for setback variances and has been liberal in approving them. Spooner appreciated the safety concerns; however, there are other things that are equally or more obstructive. Spooner further expressed his concern with the ordinance and that the ordinance should outline setbacks that can be enforced rather than issuing variances for them. Variances seem to be more apparent in the older sections of town.

Mayer agreed with Spooner that there is a need to update the Zoning Ordinance.

There being no further comments or questions Thompson closed the Public Hearing at 7:10 p.m.