

**OFFICIAL PROCEEDINGS OF THE
RICE COUNTY BOARD OF ADJUSTMENT
Commissioner's Room / Government Services Building
Thursday, February 4, 2021 at 6:30 PM**

I. Call to Order

A. Roll Call

The meeting was called to order electronically by Chair Michael Streiff at 6:32 p.m.

Members present were: Michael Streiff (*dropped off @ 7:20p*) , Preston Bauer, Charlie Peters, Jill Ellingson, John McCarthy (*joined @ 6:53p*).

Staff present were: Director Julie Runkel, Zoning Administrator Trent McCorkell, Planning Technician Julia Hogan, Administrative Coordinator Anna Aguilar.

Others present: see Registrant List.

B. Motion by Preston Bauer, seconded by Jill Ellingson, Reading of the Notice.

RESULT: Approved, AYES: Michael Streiff, Charlie Peters, Preston Bauer, Jill Ellingson, NAYS: None

C. Motion by Jill Ellingson, seconded by Charlie Peters, Approval of the Agenda.

RESULT: Approved, AYES: Michael Streiff, Charlie Peters, Preston Bauer, Jill Ellingson, NAYS: None

D. Motion by Charlie Peters, seconded by Preston Bauer, to approve the minutes of January 7, 2021.

RESULT: Approved, AYES: Michael Streiff, Charlie Peters, Preston Bauer, Jill Ellingson, NAYS: None

II. Old Business

1. Variance/Hager - Section 27, Walcott Township

Wes Hager has applied for a 15-ft variance from the 20-ft rear yard setback limitation and a 15-ft variance from the 20-ft side yard setback limitation for a shed to be located 5-ft from the south property line and 5-ft from the west property line. The property is described as: Part of the NW1/4 of the NE1/4 of Section 27, Walcott Township, Rice County, Minnesota. The property address is: 4507 250th St E, Faribault, MN 55021. PID#: 15.27.1.25.003. The property is Zoned A, Agricultural.

Motion by Charlie Peters, seconded by Preston Bauer, to approve the Variance request with the following conditions and findings for Wes Hager. The property is located in Section 27 of Walcott Township.

RESULT: Approved, AYES: Michael Streiff, Charlie Peters, Preston Bauer, Jill Ellingson, NAYS: None

CONDITIONS OF APPROVAL – Hager

1. The variance is to allow for a 60-ft by 80-ft shed to be located 5-ft from the south and west property lines, subject to compliance with all other Ordinance regulations.
2. Approved site plan shall be followed.
3. A septic system compliance inspection shall be completed before July 1, 2021 and prior to issuance of a building permit for the shed. If the onsite septic system is found to not be in compliance a compliant system shall be place prior to December 1, 2021.
4. Variance shall be void if a building permit for the proposed additions is not obtained within one year of the variance approval.
5. Failure to comply with the terms of this variance may result in termination of the Variance.

Hearing Minutes:

Planning Technician Julia Hogan (JH) presented the request to the Board of Adjustment (BOA).

PB - I believe the hang up last month was notification to the landowner to the West, Jenny-O. Did they respond?

JH - The neighboring property is Jenny-O and we did not receive any comment from them regarding this

item.

PB - They have a current survey and can identify the markers?

JH - Correct.

The BOA asked the applicant, Wes Hager (WH), to come forward to add comments or answer questions regarding the request.

WH - I didn't think putting the shed closer to both property lines would be a big deal because the South property cannot be developed on and the West line is so far from Jenny-O's facility that it should obstruct their view or sight line. Plus, with the survey being done so recently, the corner marker has a new post and is easy to locate.

MS - What was the date of the survey?

WH - 2015 or 2016 when we created the South parcel.

Chair Streiff opened the public testimony portion of the item to the public and no one spoke.

Chair Streiff closed the public testimony portion of the item to the public.

Discussion:

CP - Being that everyone was notified and it is fairly secluded in that back corner, I see no issue with it. The neighbors had not comment, so I will motion to approve this item.

PB - I will second with the 5 conditions.

The Board of Adjustment reviewed the variance application and found that the applicant has established that all of the following criteria from Section 503 of the Zoning Ordinance amendment are met by this proposal:

- *Proposed use is allowed in the property's zoning district;*
- *Request is in harmony with the general purpose and intent of the Zoning Ordinance and consistent with the Comprehensive Plan;*
- *Applicant proposes to use the property in a reasonable manner not permitted by the Ordinance;*
- *The request stems from circumstances unique to the property, not one created by the landowner;*
- *If granted, this variance will not alter the essential character of the locality nor have any significant impact on the surrounding properties;*
- *This is the minimum variance necessary to afford relief;*
- *Adequate sewage treatment and water capabilities can be provided;*
- *The variance would have no significant impact on public health or safety; and*
- *Special privileges are not conferred to the applicant that are denied owner of other lands, structures, or buildings in the same district*

The findings were read by Peters with the conditions as stated above and with the following additions by staff:

JH: No further comment from Staff.

Motion made, seconded, and approved unanimously.

III. New Business

1. Variance/Benson - Section 17, Wells Township

Mike Benson, on behalf of landowners Angie Sunde and Southeast Shoreline French Lake Cooperative, has applied for a variance to add an accessory structure beyond the number of accessory structures allowed per property, an 8-ft variance from the 50-ft lake setback limitation and a 1-ft variance from the 10-ft accessory structure height limitation to allow for a 8-ft by 16-ft by 11-ft high water-oriented shed to be located 42-ft from French Lake. The property is described as: Lot 1, Block 1 of Southeast Shoreline French Lake Cooperative Addition, Section 17, Wells Township, Rice County, Minnesota. The property address is: 5989 177th St W #23, Faribault, MN 55021. PID#: 10.17.2.76.001 and 10.17.2.76.923. The property is Zoned GDS, General Development Shoreland.

Motion by Preston Bauer, seconded by Jill Ellingson, to approve the Variance request with the following conditions and findings for Mike Benson, on behalf of landowners Angie Sunde and Southeast Shoreline French Lake Cooperative. The property is located in Section 17 of Wells Township.

RESULT: Approved, AYES: Michael Streiff, Charlie Peters, Preston Bauer, Jill Ellingson, NAYS: None

CONDITIONS OF APPROVAL – Benson (SESFLC)

1. The variance is to allow for an additional 8-ft by 16-ft water-oriented shed with an 11-ft peak height to be located 42-ft from French Lake, subject to compliance with all other Ordinance regulations.
2. Approved site plan shall be followed.
3. A native vegetative buffer or a rain garden shall be established and maintained along at least 10-ft of the shore of French Lake and extend 10-ft landward. Plans for the buffer or raingarden must be approved by the Rice County Environmental Services Department prior to issuance of a building permit for the shed.
4. Variance shall be void if a building permit for the proposed shed is not obtained within one year of the variance approval.
5. Failure to comply with the terms of this variance may result in termination of the Variance.

Hearing Minutes:

Planning Technician Julia Hogan (JH) presented the request to the Board of Adjustment (BOA).

CP - The accessory number structure limitation comes in because of the overall large parcel with the multiple accessory sheds?

JH - Correct. With the Planned Unit Development (PUD) process that was one of the conditions is that that would have to do variance requests for additional accessory sheds.

CP - That particular cabin doesn't have any accessory structures currently?

JH - Not really. Since it is one large parcel there are not lot lines per say, but the white shed you saw in the picture would be considered the neighbors.

PB - The neighbors in the association were notified of the request, correct?

JH - Yes, the Cooperative does notify the neighbors, and we received confirmation from them.

PB - If we go back to the aerial, can you give a visual of where the accessory structure would sit?

JH - It would be more over by the blue cabin, by where these docks are currently in the photo.

The BOA asked the applicant, Mike & Lisa Benson (MB & LB), to come forward to add comments or answer questions regarding the request.

MB - We don't currently have a shed and it would be nice to have a shed to store our lawn mower, tools and stuff. Right now we have to store everything in the cabin.

LB - The Cooperative did notify each of the neighbors. The white shed you mentioned is the neighbors. We do not have an existing shed right now.

MS - You are aware of the 5 conditions?

MB - Yes. We also have to have the shed and its location approved through the Cooperative.

Chair Streiff opened the public testimony portion of the item to the public and no one spoke.

Chair Streiff closed the public testimony portion of the item to the public.

Discussion:

PB - The variance requests are not too far reaching and we have the 5 conditions with #3 being a vegetative buffer. I will motion to approve this with the 5 conditions.

JE - I agree, with everyone being notified and the requirement of the Cooperative to approve as well. I will second the motion.

The Board of Adjustment reviewed the variance application and found that the applicant has established that all of the following criteria from Section 503 of the Zoning Ordinance amendment are met by this

proposal:

- *Proposed use is allowed in the property's zoning district;*
- *Request is in harmony with the general purpose and intent of the Zoning Ordinance and consistent with the Comprehensive Plan;*
- *Applicant proposes to use the property in a reasonable manner not permitted by the Ordinance;*
- *The request stems from circumstances unique to the property, not one created by the landowner;*
- *If granted, this variance will not alter the essential character of the locality nor have any significant impact on the surrounding properties;*
- *This is the minimum variance necessary to afford relief;*
- *Adequate sewage treatment and water capabilities can be provided;*
- *The variance would have no significant impact on public health or safety; and*
- *Special privileges are not conferred to the applicant that are denied owner of other lands, structures, or buildings in the same district*

The findings were read by Bauer with the conditions as stated above and with the following additions by staff:

JH: No further comment from Staff.

Motion made, seconded, and approved unanimously.

2. **Variance/Haeckel & Campbell - Section 15, Forest Township**

Matthew Reiland of Johnson Reiland builders & Remodlers, Inc, on behalf of landowners David Haeckel & Sara Campbell, has applied for a variance to allow grading and vegetation removal within a bluff and bluff impact zone and a 20-ft variance from the 30-ft bluff setback limitation to allow for the grading and construction of a new home. The property is described as: Lot 11, Block 2, Circle Lake Bluffs subdivision, Section 15, Forest Township, Rice County, Minnesota. PID#: 06.15.1.26.013. The property is Zoned RDS, Recreational Development Shoreland.

Motion by Charlie Peters, seconded by Preston Bauer, to approve the Variance request with the following conditions and findings for Matthew Reiland, on behalf of landowners David Haeckel & Sara Campbell. The property is located in Section 15 of Forest Township.

RESULT: Approved, AYES: Charlie Peters, Preston Bauer, Jill Ellingson, John McCarthy, NAYS: None

CONDITIONS OF APPROVAL – Haeckel & Campbell

1. The variance is to allow for a home to be located 20-ft from an existing bluff area and for grading as shown on the submitted site plan, subject to compliance with all other Ordinance regulations.
2. Approved site and grading plans shall be followed.
3. Other than a lake access path, of up to 10-ft in width, land between the approved grading location and Circle lake shall be maintained in its current non-mowed natural vegetative condition.
4. Variance shall be considered void if building permits are not obtained and construction commenced within one year of the variance approval.
5. Failure to comply with the terms of this variance may result in termination of the Variance.

Hearing Minutes:

Zoning Administrator Trent McCorkell (TM) presented the request to the Board of Adjustment (BOA). PB - Because there has to be some grading on the West side of the lot, that is why there is a variance request?

TM - The closest point of the home to the existing bluff is on the southwestern corner of the proposed home. It is for a bluff area that runs along the West edge of the property. There will need to be some grading in that area but also it will be 10-ft closer than what is allowed there. It will meet the bluff

requirements on the South side, and there is not a bluff on the East side.

CP - There is a retention pond across the road to the North there. I think the outlet is two lots to the East, but is there an outlet on this lot?

TM - Not that I am aware of. There has been some digging done in the past, kind of creating an area that will be part of the driveway. The site is going to have some fairly involved planning for the drainage to accommodate a home on this spot. There was a house plan and a variance done years ago for this site, but that was proposed farther down in the ravine, bridging the ravine. At that point, they were planning to run water under the house. This was is planning to divert it around the house.

The BOA asked the applicant, Matthew Reiland (MR), to come forward to add comments or answer questions regarding the request.

MR - *(with Johnson Reiland Builders & Remodlers)* Essentially we have hired professional engineers, ISG Engineering and Bohlen Surveying. We have a long history of building out on Circle Lake and I live out there too. We feel we will be able to remedy the issues with the lot with technology and the experience of the professionals that are involved. The issues have occurred more or less because the lot has been sitting there neglected for 20 years. We are not proposing anything different then what was originally intended for the lot, to build a home on the natural plateau area. We are only needing a variance for the bluff that wraps around on the West side of the house. We are trying to be consistent with the distance from the road as the neighboring houses. We are trying to be aggressive with that because we are trying to keep the house on the natural plateau and be in an area where we can divert the water around the house. We feel our plan will remedy the issues on this lot and fix it up. The homeowner will be able to keep it up and maintenance it which will have a positive impact on the whole area.

MS - You are aware of the 5 conditions?

MR - We have quite a bit of experience building on unique properties like this and we have gone above and beyond what we would do for a normal home by having ISG Engineering help work with the plan. Bohlen Surveying was part of the original platting of the neighborhood, so they have the background on that lot. ISG Engineering has provided us with a grading and erosion plan that will be followed and submitted with the permit application.

CP - Does the retention pond to the North run off a couple lots to the East? We have had issues with that over flowing with rubbish. I think it outlets two lots to the East.

MR - There is not a pipe on this property. We think the erosion issues are from it not being built on like the rest of the lots in the neighborhood, so it hasn't been maintained.

Chair Streiff opened the public testimony portion of the item to the public and the following spoke:

Robert Palmquist - I live to the East of the property and have for about 20-yr's now, so have quite a bit of knowledge about the property and would like to share what I know so people can make informed decisions. The pond does drain two lots to the East, that is a controlled runoff and does not drain on Lot 11. There is a marsh area that goes under the road, over to the top of my lot and extends into Lot 11. On the right, or East side, of Lot 11, you can see the marsh area in dark green. If you went to the lot in the summertime, you could see a distinct change in vegetation. The tope corner, that tan area, is firmer soil and everything below that, including the proposed area of the house, is a soft swamp area. It is a much softer at the top, towards the road, and the area towards the house area does firm up a bit in the late fall when it is dry otherwise it is fairly soft. To the left, the Carlson's house, that drainage goes down to the lake and my house to the right, I have a steeper bluff going down to the lake. Lot 11 is very unique even compared to the other lots. The drainage all points down towards this ravine, so the entire lot is basically a large drainage ditch. There is no flat plateau area, it is all downhill. The top third is a marshy area, the middle 3rd being a deep ravine that is about 150-ft long and very deep towards the bottom, and the bottom is silt runoff from that ravine. The lake is filling in considerably down there. That ravine itself is about 150-ft long and about 6 to 7-ft tall at a ramp elevation. Since I moved here, the ravine has moved North about 25-30-ft in 20 years. Every year it moves a little bit, and when we get a big rain, it moves a lot. In particular concern, when we had the recent big rain, we had a large washout. You have a large dirt wall that is to the South there that is ready to go. If you push water around that house, it is still going to hit the ravine and to be honest, I would not want a house were a ravine is encroaching and moving closer every year. I submitted a letter which has more detail you can read. I am just trying to share my information and observations from over the past 20 years and how that ravine is fragile. At one time, people did clear cut. A previous owner did that and we had a huge silt washout. I would take that into strong consideration of what the previous owner tried to do when he got his permits.

Chair Streiff closed the public testimony portion of the item to the public.

Discussion:

PB - Can we have the builder come back on regarding the grading and vegetation removal? From the aerial, it looks like the draw goes directly through the proposed home location, is there a plan to move the ravine?

MR - ISG has very accredited professional civil engineers and they recommended the plan that we are following. They have dealt with a lot more complicated lots than this. That versus not toughing this lot. That is why some of these issues on the lot have developed. The other lots had homes built on them 20 years ago so they have been maintained and landscaped with the typical erosion controls put in place, where this lot has not. There was comment made that someone previously clear cut the lot, which altered things on the lot.

PB - So some of the issues are manmade versus due to the natural ravine.

MR - We did soil borings around the proposed house location and that will all be inspected by us, our engineer, and the County inspector. We have the foundation engineered to remedy the issues.

JM - I appreciate the detail you provided in the site plan but the proposed drainage, which is pretty significant, is not included in the erosion plan. Do you have the proposed drainage plan?

MR - We submitted information from Bohlen Surveying and ISG.

JM - As contours shown on the survey, are the contours of the existing property with arrows showing where drainage is going.

MR - Correct, it shows the direction of the flow of water.

JM - Managing that could be difficult. I would appreciate a little more detail. One of the significant problems with this site is managing the water flow and the arrows do not appear to do a very good job at that.

MR - The survey shows arrows with the proposed grades circled.

JM - I don't see the change in contours.

MR - That is what variance is for is to allow the cutout and grading in the bluff area on the West side. The way it was explained to me by Bohlen Surveying, is that they set the lowest floor of the house and then built the plan up from there.

TM - There is a certificate of survey page in the packet, and then the next two pages after that are drawings that ISG provided showing the after contours and some of the drainage detail. It is certainly not complete as far as drainage detail but there is more detail there other than the original survey drawing with the arrows.

CP - Page 77 & 78 of the packet.

PB - Are there any determined wetlands on this lot?

MR - I am not aware of any. I believe the erosion issue is because the lot has just sat there and been ignored for a couple decades.

CP - We had our township meeting last night and no one had issues with it. It is a very challenging lot which is why it is probably the only lot not built on. I did walk it a couple evenings ago and it looked pretty firm up top and does not appear to be a wetland. We did have an issue with the holding pond a few years ago. We cleared the right-of-way and trees, there was a lot of rubbish that would go into the overflow. It looks like what they have proposed, they have a handle on it. I will motion to approve this item with the 5 conditions.

PB - This is just one phase of many as far as it goes for building on this lot. I will second the motion.

MS - It looks like the applicant has all the right professionals involved and all are confident they can work with the lot. It looks like it is going to be done the right way.

The Board of Adjustment reviewed the variance application and found that the applicant has established that all of the following criteria from Section 503 of the Zoning Ordinance amendment are met by this proposal:

- *Proposed use is allowed in the property's zoning district;*
- *Request is in harmony with the general purpose and intent of the Zoning Ordinance and consistent with the Comprehensive Plan;*
- *Applicant proposes to use the property in a reasonable manner not permitted by the Ordinance;*
- *The request stems from circumstances unique to the property, not one created by the landowner;*

- *If granted, this variance will not alter the essential character of the locality nor have any significant impact on the surrounding properties;*
- *This is the minimum variance necessary to afford relief;*
- *Adequate sewage treatment and water capabilities can be provided;*
- *The variance would have no significant impact on public health or safety; and*
- *Special privileges are not conferred to the applicant that are denied owner of other lands, structures, or buildings in the same district*

The findings were read by Peters with the conditions as stated above and with the following additions by staff:

TM: It is an older building lot with very challenging topography and drainage. The proposed building location is over 300-ft away from the lake.

Motion made, seconded, and approved unanimously.

3. **Variance/Trnka (Benjamin) -Section 22, Forest Township**

Tom Trnka of Trnka Woodproduct, Inc, on behalf of landowners John & Wanda Benjamin, has applied for a 5% variance from the 25% lot impervious surface coverage limitation to allow for a replacement home onto a lot that will have a 30% impervious surface coverage. The property is described as: Lot 6, Shorewood Estates, Section 22, Forest Township, Rice County, Minnesota. The property address is: 3675 Culver Trail, Faribault, MN 55021. PID#: 06.22.3.76.011. The property is Zoned RDS, Recreational Development Shoreland.

Motion by Charlie Peters, seconded by Preston Bauer, to approve the Variance request with the following conditions and findings for Tom Trnka, on behalf of landowners John & Wanda Benjamin. The property is located in Section 22 of Forest Township.

RESULT: Approved, AYES: Charlie Peters, Preston Bauer, Jill Ellingson, NAYS: John McCarthy

CONDITIONS OF APPROVAL – Trnka (Benjamin)

1. The variance is to allow for a replacement home to be added onto a lot with a 30% impervious surface coverage, subject to compliance with all other Ordinance regulations.
2. Approved site plan shall be followed.
3. A native vegetation buffer shall be established and maintained along at least 30-ft of the lakeshore frontage with the buffer extending at least 10-ft landward. The buffer shall be established by not later than August 1, 2021 and shall be maintained in an unmowed lakeshore buffer condition after that time.
4. Variance shall be void if a building permit for the proposed home is not obtained within one year of the variance approval.
5. Failure to comply with the terms of this variance may result in termination of the Variance.

Hearing Minutes:

Planning Technician Julia Hogan (JH) presented the request to the Board of Adjustment (BOA).

The BOA asked the applicant, Tom Trnka (TT), to come forward to add comments or answer questions regarding the request.

TT - *(from Trnka Wood Products)* We are representing the homeowners on a house rebuild. We asking for a 5% variance for the impervious surface due to the size of the proposed new home. The variance is required because of the size of the lot in this older development.

PB - In regards to the impervious surface, do they require rain and water run-off to filter through the lawns and consider that good enough or do they require more to manage the run-off from the impervious surface?

TT - I think that is part of the reason they are requiring a buffer down by the lake and there is a mound down where the grass meets the water from the ice pushing it up over the years, which also acts as a drainage buffer.

JE - The owner is aware of the 5 conditions?

TT - Yes, a few have been taken care of already. We do have an approved site plan, we are just waiting on the variance but the building permit is ready to go. We did do a survey to verify that we meet setbacks on the sides because the lot is quite tight. Condition #3 will have to be established in the spring.

JM - You mentioned there is a survey. The one in the packet appears to be the existing structure and the sketched site plan was not very detailed regarding the proposed house. There were no dimensions included and on the criteria form, the wording is not very detailed. What does close mean? There looks to be a discrepancy between the site plan square footage and what is listed on Beacon. The square footage of the lot is represented as 17,500-sqft, but Beacon has it as 16,598-sqft, which is about 900-sqft less. The lot is already not in compliance, or what I would consider a substandard lot of record and we are being asked to increase the non-compliance of the zoning code. I have a problem with that.

TT - Our survey, when we proposed it to the County, what was on record, was incorrect. Our surveyor came up with the larger square footage. We met with the survey and verified we meet setbacks. We are proposing a slightly bigger structure. The present structure is at 29% impervious surface and we are requesting 30%, so a 5% variance request. There was a discrepancy between our survey and what was on record at the County.

PB - You are saying you will go no more than 30% with the current project?

TT - Correct.

JM - The old house has a patio on the street side. Is that being removed?

TT - Yes, that is going away.

JM - There is no sidewalk shown between the driveway and the porch on the site plan.

TT - That could be an oversight on my part.

CP - The whole development is non-compliant. In 2001, the Township put a community septic in and all 29 off the house were hooked up to the community system. There are no drainage fields on these lots to allow them to do additions and remodels.

Vice Chair Ellingson opened the public testimony portion of the item to the public and no one spoke.

Vice Chair Ellingson closed the public testimony portion of the item to the public.

Discussion:

JE - There were no responses from the neighbors on this item?

JH - Correct, we did not receive any responses from neighbors for this item.

PB - With the configuration of the lots, the existing structure looks close to the West property line. There is no need for a variance for that?

TM - That was why the survey was needed to verify because from the aerial it looked close.

JM - Is Circle Lake considered impaired waters?

TM - Yes, most of our lakes in the County are considered impaired. Circle Lake definitely is.

CP - We discussed this last night at our Township meeting and we got the system report last week, which is doing very well. I have no qualms about it and neither did our Township board. I will make a motion to approve this item.

PB - I will second with the 5 conditions to state no more than 30% of impervious surface coverage. Some of the existing lots are fortunate to have what is already done that would not be allowed on new construction.

The Board of Adjustment reviewed the variance application and found that the applicant has established that all of the following criteria from Section 503 of the Zoning Ordinance amendment are met by this proposal:

- *Proposed use is allowed in the property's zoning district;*
- *Request is in harmony with the general purpose and intent of the Zoning Ordinance and consistent with the Comprehensive Plan;*
- *Applicant proposes to use the property in a reasonable manner not permitted by the Ordinance;*
- *The request stems from circumstances unique to the property, not one created by the landowner;*
- *If granted, this variance will not alter the essential character of the locality nor have any significant impact on the surrounding properties;*
- *This is the minimum variance necessary to afford relief;*

- *Adequate sewage treatment and water capabilities can be provided;*
- *The variance would have no significant impact on public health or safety; and*
- *Special privileges are not conferred to the applicant that are denied owner of other lands, structures, or buildings in the same district*

The findings were read by Peters with the conditions as stated above and with the following additions by staff:

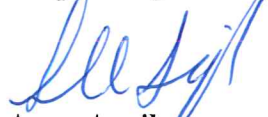
JH: With the current, or old home, they were at 29% impervious surface and with the new replacement home, they will be at 30%, so they are only increasing 1%.

Motion made, seconded, and approved.

IV. Adjournment

Hearing no other items before the BOA, a motion was made by Bauer, second by Peters, to adjourn the meeting at 7:42 pm. Motion carried 4-0.

Respectfully Submitted



Anna Aguilar
Administrative Coordinator

Board of Adjustment Chair



Michael Streiff