

City of Garrison  
Board of Adjustment  
Meeting Minutes  
December 4, 2003

Call to order at 6:39 PM.

Present: Pat Charlton, Cathy Thompson, John Schley (Mayor), Polly Williams, Dick Anderson, Charles Marohn (Zoning Administrator)

Public Hearing for Variance for Scott Schmit

Marohn reviews the staff report.

Schmit is present. States that the garage will go no closer to the street than the current house.

Charlton asks what the dimensions of the garage are.

Schmidt states 28' x 30'.

Schley asks what the setback was for the Post duplexes.

Marohn states 14 feet. Marohn states that the decision that needs to be made is whether or not there is reasonable use without the variance. The ordinance is overly restrictive on the dimensions of the lot, so a variance is required to build anything. The only question is whether or not this is reasonable.

Anderson states he thinks we need to grant the variance.

Williams states we have already set a precedence with other variances we have granted.

Schley asks about the impervious coverage and whether or not this complies.

Marohn states that it meets the impervious coverage requirement.

Pat states that she feels they need to grant the variance.

Thompson states that she feels they have set a precedence and need to approve the variance. Sees now problem with what is being proposed.

Schley states that Schmit needs to understand that the city owns the right-of-way and may need to make use of it in the future. This may mean coming close to the garage.

Schmit states that he understands this and is willing to live with the City building up to the property line.

**Motion to approve the variance made by Anderson, seconded by Thompson. Motion is passed unanimously.**

Marohn discusses the violation on the Becker property.

John states that there is a new shed in there, but he does not believe that a permit has been pulled. Property was formerly owned by Jeff Brooks.

Marohn to meet with property owner to determine that there are sanitation facilities and if there was a building permit to construct the structure.

Board has a discussion on lot splits. Marohn is directed to prepare resolution requesting Crow Wing County defer lot split decisions to the City.

Meeting is adjourned at 6:59 PM.

Respectfully Submitted,

Charles Marohn  
Planning and Zoning Administrator