

**Lauderdale City Council
Meeting Minutes
April 22, 2003**

1. Meeting called to order at 7:30 P.M.

2. ROLL

Council present: Christensen, Giannetti, McCloskey, Gill-Gerbig and Mayor Dains

Staff present: Administrator Getschow and Assistant to the City Administrator Bownik

3. APPROVAL OF THE AGENDA

A. Approval of Agenda. Motion by Christensen, second by Giannetti to approve the agenda. Motion carried unanimously.

4. APPROVAL

A. Approval of Minutes. Motion by McCloskey, second by Gill-Gerbig to approve the minutes of the April 8, 2003 City Council meeting. Motion carried unanimously.

B. Approval of Claims totaling \$39,889.67. Motion by Gill-Gerbig, second by Giannetti to approve the claims totaling \$39,889.67. Motion carried unanimously.

5. OPPORTUNITY FOR THE PUBLIC TO ADDRESS ITEMS NOT ON THE AGENDA

6. CONSENT

7. SPECIAL ORDER OF BUSINESS/RECOGNITIONS/PROCLAMATIONS

8. INFORMATIONAL PRESENTATIONS

9. PUBLIC HEARINGS

A. *Front-Yard Setback Variance for the house addition at 1847 Eustis Street.* Assistant to the City Administrator Bownik stated that Glen Grindahl, 1847 Eustis Street, is applying for a variance to the front yard setback requirement to go from 30 feet to 24 feet for the purpose of converting the current open porch on the front of the house to living space. The open porch on the front of the house is currently 24 feet from the property line and the conversion to living area would not encroach further into the front yard setback.

Bownik stated that a variance is required in this case due to the change of use that would be taking place. A variance may have been previously granted to encroach 6 feet into the front yard setback for an open porch, but since living space is a different use and would have a different visual impact, this variance is needed. Also, a small addition to the south of the house will be part of this project, but that part of the project does not require variances for the side yard or lot coverage.

Bownik stated that the Planning Commission did not meet to discuss the variance request due to the lack of a quorum. Therefore, this action item was placed directly on the council agenda pursuant to the Zoning Ordinance. The Commission received the information packet and was encouraged to provide input to the Council.

Council member Gill-Gerbig pointed out an error on the application regarding the measurement of lot depth. If one were to assume those numbers to be correct, the applicant would have exceeded the lot coverage requirements. Bownik verified the error and stated the correct depth of the lot which does not exceed lot coverage regulations.

The Mayor opened the public hearing at 7:10 p.m.

The Mayor closed the public hearing at 7:11 p.m.

No one present wished to address the Council.

10. ACTION

A. Consideration of a Front-Yard Setback Variance for the house addition at 1847 Eustis Street. Motion by McCloskey, second by Christensen to approve a 6-foot front-yard variance to go from 30 feet to 24 feet for the house addition at 1847 Eustis Street. Roll: Yes: all. Motion carried.

9. PUBLIC HEARINGS

B. Sign Variance for Boyer Ford at 2500 Broadway. Bownik stated that Boyer Ford Trucks is requesting a variance to allow an additional 150 square feet of signage for a total of 400 square feet. The Zoning Ordinance currently allows 250 square feet of aggregate surface. Bownik described the current sign plan, which includes two free-standing signs that are designed to sit atop a two-pier system at a height of 25 feet with the words "Sterling/Western Star". One of the signs would be placed along Highway 280 and the other sign would sit along Broadway. The third sign is a corner monument sign that would consist of letters attached to landscaping rock. The sign as proposed would say "Boyer Trucks Central". Boyer Ford Trucks has indicated that they would be willing to change this sign to say "Boyer Trucks Lauderdale". This is a result of Skip Maas of Boyer Ford stating that at a previous council meeting where a Council member suggested a city gateway sign.

Bownik then recommended that a setback distance be considered since it is necessary to keep sight lines open for traffic. The zoning ordinance does not regulate setback distances for signs, but a five-foot or ten-foot setback distance could be made a condition of approving the variance. It may also be to the owner's benefit to set the signs back a distance from the property line due to possible future right-of-way acquisition when Highway 280 is reconstructed.

Bownik stated that the Planning Commission did not meet to discuss the variance request due to the lack of a quorum. Therefore, this action item was placed directly on the council agenda pursuant to the Zoning Ordinance. The Commission received the information packet and was encouraged to provide input to the Council. Wayne Sisel, Planning Commission Chair, stated to Bownik that he supported the application but wanted assurances that the height of the signs did not exceed the height of the building.

The Mayor opened the public hearing at 7:17 p.m.

Steve Martinson, 1943 Walnut Street, asked specifically where the signs would be placed. He questioned the hardship that exists for this variance and opposed this variance application. He felt that the lighting from these signs from Highway 280 could be a nuisance.

Skip Maas, 2500 Broadway, stated that to minimize potential nuisance he opted for or two smaller pier signs as opposed to one large pier sign. He also stated that he was willing to work with the City and the residents to reduce glare and alleviate lighting concerns.

The Mayor stated that Boyer seems to be willing to adjust their lighting and work with the homeowners on any concerns.

The Mayor closed the public hearing at 7:31 p.m.

10. ACTION

B. Consideration of a Sign Variance for Boyer Ford at 2500 Broadway.

Council member Gill-Gerbig stated that the cooperation of Boyer Ford has been positive, and thus far, they have been willing to work well with city staff and the residents.

Council member Christensen requested clarification on the gateway sign.

Motion by Christensen, second by Giannetti to approve the 150-square foot sign variance for Boyer Ford to go to 400 square feet of surface area with the condition that the corner monument read "Boyer Ford-Lauderdale" and there be a five-foot setback for the signs. Roll: Yes: all. Motion carried.

11. REPORTS

A. 2003 Improvements. The City Administrator updated the City Council on the status and schedule of the 2003 Improvement project. An item of importance was that the contractor would be reconstructing most of Malvern Street before undertaking the reconstruction of Walnut Street.

12. DISCUSSION
13. ITEMS REMOVED FROM THE CONSENT AGENDA
14. ADDITIONAL ITEMS
15. SET AGENDA FOR NEXT MEETING
 1. 2003 Improvements Update and Pay Request
 2. Resolution of Intent to Bond
 3. 2003 1st Quarter Financial and Investment Report
16. ADJOURNMENT

Motion by Giannetti, second by McCloskey to adjourn at 7:50 P.M. Ayes: All.