

**Lauderdale City Council
Meeting Minutes
June 24, 2003**

1. Meeting called to order at 7:10 P.M.

2. ROLL

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

Staff present: Administrator Getschow and Assistant to the Administrator Bownik

3. APPROVAL OF THE AGENDA

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

4. APPROVAL

A. Approval of Minutes. Motion by Giannetti, second by Gill-Gerbig to approve the minutes of the June 10, 2003 City Council meeting. Motion carried unanimously.

B. Approval of Claims totaling \$57,124.44. Motion by McCloskey, second by Gill-Gerbig to approve the claims totaling \$57,124.44. 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. *Lot Coverage Variance for the construction of a single-family house and attached garage at 1703 Eustis Street.* Assistant to the City Administrator Bownik stated that Roland Karjalahti, 1703 Eustis Street, is applying for a 2.5% variance to the lot coverage requirements to go from 30% to 32.5% for the purpose of constructing a house and attached garage. This property is currently a vacant lot that was assigned a separate property identification number (PIN) through Council action in 2002. The lot is 40 feet x 119 feet for a total square footage of 4760. The new house and attached garage is proposed to be 1548 square feet, which is 32.5% of the lot coverage. The site plan shows the structure meeting front, rear, and side yard setback requirements. The front yard setback is being met using the average of the adjacent structures rule because the houses on either side of the property are set back 25 feet from the front property line.

Bownik stated that Karjalahti's application addressed that fact that the lots on this block of Eustis Street are only 119 feet deep, compared to 129 feet for the lots directly across the alley on that block of Malvern Street. Most lots in the City have equal depths.

Bownik also stated that a lot coverage variance would not be needed if the covered porch proposed for the front of the house was changed to an open deck because only covered structures are considered when calculating lot coverage.

Bownik then stated that the Planning Commission did not meet to discuss the variance request but did receive the information packet and have been invited and encouraged to attend the council meeting in order to provide input to the Council.

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

Roland Karjalahti, 1703 Eustis Street, stated that the main reason for applying for this variance was the lot depth issue. The fact that that the lots on his block of Eustis Street are only 119 feet deep, compared to the depth of 129 feet for the lots directly across the alley and throughout the rest of the City. He also stated that the house that he is constructing is an award-winning design for urban homes on small city lots by the Minnesota Housing Finance Agency (MHFA).

The Mayor closed the public hearing at 7:19 p.m.

B. Side Setback Variance for the construction of a deck at 1951 Pleasant Street. Assistant to the City Administrator Bownik stated that Daniel Gumnit, 1951 Pleasant Street, is applying for a 2-foot variance to the side yard setback requirement along the south property line to go from 5 feet to 3 feet for the purpose of reconstructing an existing open deck. The house, which is more than 6 feet from the property line has a 3-foot-wide open deck on the south side of the house that is currently 3 feet from the property line. Therefore, the deck is proposed to be rebuilt at the current non-conforming setback distance of 3 feet.

Bownik also stated that a shed encroaching beyond the north property line in to the adjacent property has been removed.

Bownik then stated that the Planning Commission did not meet to discuss the variance request but did receive the information packet and have been invited and encouraged to attend the council meeting in order to provide input to the Council.

The Mayor opened the public hearing at 7:22 p.m.

Daniel Gumnit, 1951 Pleasant Street, stated that his construction project is not encroaching any further into the side setback area than currently exists. He also stated that his neighbor to the south supports the project.

The Mayor closed the public hearing at 7:23 p.m.

10. ACTION

A. Lot Coverage Variance for the construction of a single-family house and attached garage at 1703 Eustis Street. Council member Christensen requested clarification on the fact that the new address for this house will be 1703 Eustis Street and not 1701 Eustis Street as stated in the memorandum.

Council member Gill-Gerbig stated that she could support this variance due to the small lot depth issue and the fact that this request is for a minimal amount of extra lot coverage.

Motion by McCloskey, second by Gill-Gerbig to approve the 2.5% variance to the lot coverage requirements to go from 30% to 32.5% for the purpose of constructing a house and attached garage. This is approved due to the fact that this property has a minimal amount of lot depth as compared to other lots thus creating the need for a lot coverage variance. Roll: Yes: all. Motion carried.

B. Side Setback Variance for the construction of a deck at 1951 Pleasant Street. Council member Gill-Gerbig stated that she supported this variance because it does not propose any further encroachment into the side setback than already exists. Also, the request is minimal and is needed for ingress and egress from the house to the deck.

Motion by Christensen, second by Gianetti to approve the 2-foot variance to the side yard setback requirement along the south property line to go from 5 feet to 3 feet for the purpose of reconstructing an existing open deck. Roll: Yes: all. Motion carried.

C. Approval to reschedule the July 22, 2003 City Council meeting to July 29, 2003. Motion by Gill-Gerbig, second by McCloskey to reschedule the July 22, 2003 City Council meeting to July 29, 2003. Roll: Yes: all. Motion carried.

11. REPORTS

A. Day in the Park. Assistant to the City Administrator Bownik presented a detailed report on the upcoming Day in the Park event that is scheduled from 4:00-8:00 p.m. on Saturday, July 12, 2003.

12. DISCUSSION

13. ITEMS REMOVED FROM THE CONSENT AGENDA

14. ADDITIONAL ITEMS

A. Power Outage. The Mayor stated that due to last evening's storms there was a power outage on his block. He stated that the Fire Department did a good job responding.

15. SET AGENDA FOR NEXT MEETING

1. 2003 Improvements Update and Pay Request
2. Agreement to Demolish 1728 Malvern Street

16. ADJOURNMENT

Motion by Christensen, second by Gill-Gerbig to adjourn at 7:35 P.M. Ayes: All.