

**Lauderdale City Council  
Meeting Minutes  
July 9, 2002**

1. Meeting called to order at 7:35 P.M.

2. ROLL

Council present: Gower, Gill-Gerbig, McCloskey, and Mayor Pro-Tem Christensen

Council absent: Mayor Dains

Staff present: Getschow and Bownik

3. APPROVAL OF THE AGENDA

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

4. APPROVAL

*A. Approval of Minutes.* Motion by McCloskey, second by Gower to approve of the minutes of the regular City Council meeting of June 25, 2002. Motion carried unanimously.

*B. Approval of Claims totaling \$15,151.33.* Motion by Gill-Gerbig, second by Gower to approve the claims totaling \$15,151.33. Motion carried unanimously.

*C. Approval of Pay Request #3 for the 2002 Street and Utility Improvements for \$133,075.07.* Motion by McCloskey, second by Gill-Gerbig to approve Pay Request #3 for the 2002 Street and Utility Improvements for \$133,075.07. Motion carried unanimously.

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

6. CONSENT
7. SPECIAL ORDER OF BUSINESS/RECOGNITIONS/PROCLAMATIONS

A. *"Day in the Park" Event.* The Council reminded everyone that the Lauderdale "Day in the Park" event is scheduled for July 20, 2002 from 4:00-8:00 p.m. Administrative Analyst Bownik also provided another update on the event.

8. INFORMATIONAL PRESENTATIONS

9. PUBLIC HEARINGS

A. *Side-yard setback and lot coverage variances for the construction of a garage at 1764 Malvern Street.*

Mayor Pro-Tem Christensen opened the public hearing at 7:48 p.m.

Bownik stated that Christopher Title, 1764 Malvern Street, has applied for two variances for the construction of a new garage. The first variance is from the side yard setback requirements, to go from 5 feet to 1 foot from the north property line with the garage. The second variance is a lot coverage variance to go from 30% to 31.49% in constructing a new garage. The property in question is zoned R-1 Residential.

Bownik stated that he has received a letter from the resident directly to the north at 1766 Malvern expressing several concerns with the proposed variance.

Christopher Title, 1764 Malvern Street, stated that the hardship or "issue" for applying for the variance is the tree in the rear yard. It would either need to be removed (with he is loathe to do) or if not removed, would allow only for the construction of a one-car garage. Title stated that he is sensitive to the neighbor's concerns, but still wishes to pursue this 1-foot setback variance.

Paul Hallen, 1766 Malvern Street, listed his concerns with the proposed variance that would affect his property including: reducing and blocking sunlight, reducing airflow, the possible creation of run-off problems, and negative affect on his property value.

Karen Henry, 1764 Malvern Street, asked about the decision process for considering the variance and potential changes or amendments to the proposed variance that could be made.

Mayor Pro-Tem Christensen closed the public hearing at 8:04 p.m.

10. ACTION

*A. Side-yard setback and lot coverage variances for the construction of a garage at 1764 Malvern Street.*

Mayor Pro-Tem Christensen stated that the Planning Commission members were provided information on this variance request and were invited to attend the meeting and provide feedback.

Council member McCloskey expressed concern with the proposed variance because a 1-foot setback may not be enough to maintain the garage on the north side.

Council member Gower stated that the neighbor's concerns make this a difficult issue. She asked the applicant and the neighbor if there are any compromises that can be made to satisfy all parties.

Council member Gill-Gerbig stated that the tree issue does not meet her threshold to be considered a hardship. She also expressed concerns with approving a variance for new construction.

Council member Christensen mentioned several alternatives and options that could be pursued with the construction of the garage that would not require a 1-foot setback from the side yard.

Motion by Gill-Gerbig, second by Gower to deny the variance request at 1764 Malvern Street for a variance to the side yard setback requirement along the north property line to 1-foot for the construction of a new garage and also to deny the lot coverage variance to go from 30% lot coverage to 31.49% lot coverage. The rationale [for denying these variances] includes the issue of the tree being the main reason the applicant requests the variances and that information on the tree is not listed on the survey or application and that these variances are for new construction and not for fixing or amending existing structures. The goal of planning and zoning and the [use of] setbacks is to bring properties into compliance. [Variances for] new construction steps outside of those parameters. Roll: Yes: all. Motion carried.

*B. Approval of a Deputy Clerk Computer Purchase.* The City Administrator stated that the City has obtained quotations for the purchase of a computer for the Deputy Clerk. The three quotations that do not include the purchase of a monitor are as follows:

Compaq Pentium 4	\$900.00
Gateway Pentium 4	\$1,129.00
IBM Pentium 4	\$1,049.00

Motion by Gill-Gerbig, second by McCloskey to approve the purchase of the Compaq Pentium 4 computer for \$900.00 as listed and specified in the packet. Roll: Yes: all. Motion carried.

*C. 2-Hour Parking Request on Carl Street.* The Council members stated that they have observed the block in question for the parking request, and in light of no police action or other known concerns with the property, there is not a desire to enact this request.

The City Administrator stated that he will contact the resident that presented this request to the Council to update him on the Council's consensus on this issue.

11. REPORTS
12. ITEMS REMOVED FROM THE CONSENT AGENDA
13. ADDITIONAL ITEMS

14. SET AGENDA FOR NEXT MEETING

1. County Commissioner Jan Weissner
2. MNDOT and Highway 280 Reconstruction Discussion
3. Insurance Policy Renewal
4. National Night Out Resolution

A break was taken at 9:13 p.m. to transition into a work session discussion.

15. WORK SESSION DISCUSSION

The meeting resumed at 9:20 p.m. The Council discussed a possible parking ordinance revision for Carl Street and Idaho Avenue south of Larpenteur Avenue.

The Council also discussed the following 2002 Goals and their timelines for consideration:

- Larpenteur Avenue Corridor Redevelopment- Met Council Grant opportunities
- Park Improvements and the potential paving of the hockey rink
- The drafting of a Housing policy

16. ADJOURNMENT

Motion by Gower, second by McCloskey to adjourn the meeting at 10:15 P.M. Ayes: All.