

**BOARD OF ADJUSTMENT
Regular Meeting**

DATE: February 17, 2021

TIME: 5:05 p.m.

PLACE: Zoom Online Meeting

PRESENT: Breza, Buege, Conway, Kouba, Krofchalk, Murphy, Sanchez

STAFF: Sommer

ABSENT: None

Chairman Sanchez called the meeting to order at 5:05 p.m.

The minutes from the Board's February 3, 2021 meeting were approved unanimously upon motion by Jon Krofchalk and seconded by Tim Breza. All were in favor of approving the minutes.

Chairman Sanchez opened the public hearing and read the petition:

Petition No. 21-2-V, Michael & Terese Karsten

Michael & Terese Karsten - City Code Section 43.02.24 which requires a 25' front setback and 8' side yard setback for structures in a B-1 zoning district which are on lots adjacent to an R-1 zoning district. Applicant wishes to construct an addition onto an existing building with a 20' front setback and 5' side yard setback. Property is described as B-1 Zoning, Sect-21, Twp-107, Range-007, PARK A ADDITION, Lot-001, Block-011, SLY 50' OF LOTS 1&2, or at 1150 Gilmore Avenue.

Michael Karsten, 661 E. Howard, addressed the Board. Mr Karsten said they just purchased the property at 1150 Gilmore Avenue. Mr. Karsten said he has owned Winona Monument for the last seven years and rents the space from Winona County. He said they received a 90 day notice from Winona County informing them that the building they are leasing will be torn down and it left them with little notice to find a new place for their business. Mr. Karsten said he is down to just a sales office, so the building at 1150 Gilmore will give them the room they need for an office but getting the variance will make it so they have the extra room to be able to store equipment inside.

Mr. Karsten said they had talked to the neighbors next to the property and across the street and they had no issues with the variance request.

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Jon Krofchalk asked if Winona County was going to raze just the part of the building and Mr. Karsten mentioned the whole building would be torn down. Dave Kouba asked about loading and unloading and if it was going to be off Vila Street or Gilmore Avenue. Mr. Karsten mentioned that he hoped they could get in through the lot from Gilmore Avenue but if not trucks would unload off of Vila Street.

Jon Krofchalk asked how long it would take to unload and Mr. Karsten mentioned about 25 minutes.

There being no others who desired to speak, Chairman Sanchez closed the meeting to the public and opened it up for discussion.

Jon Krofchalk also commented that this property was brought forth once before and the zoning was residential at the time and the City rezoned the property to B-1. He said B-1 fits with what needs to be done with the property and it is a commercial area of the City and he felt there wasn't a lot of commercial areas in the City for small businesses.

The Board went through the variance finding questions and question number one asked if the variance was in harmony with the purpose and intent of the ordinance? Yes, because of the proper zoning.

Is the variance consistent with the comprehensive plan? Yes, because it has the proper zoning. Commercial all around the area.

Does the proposal put the property to use in a reasonable manner? Yes, because the zoning for that area.

Are there unique circumstances to the property not created by the landowner? Yes, because it is surrounded by residential zoning.

Will the variance, if granted, retain the essential character of the locality? Yes, because it's under the proper zoning.

Are there considerations for the variance request besides economics? Yes.

Jon Krofchalk made a motion to approve the variance request as submitted; it was seconded by Dave Kouba. All were in favor of approving the variance as requested. Motion passed.

Petitioner was informed that there was a 10-day appeal period during which time no action could be taken on the petition.

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Adjournment

Jon Krofchalk made a motion to adjourn with a second by Dave Kouba. The vote of the Board was unanimous.

There being no further business to come before the Board, the meeting was adjourned at 5:15 p.m.

A handwritten signature in cursive script that reads "Chad Sommer". The signature is written in black ink and is positioned above a horizontal line.

Chad Sommer
Secretary