



City of Northfield

City Hall
801 Washington Street
Northfield, MN 55057
ci.northfield.mn.us

Meeting Minutes - Draft Zoning Board of Appeals

Thursday, February 21, 2019

Council Chambers

Rollcall

Present: 7 - Joe Gasior, William Schroeer, Betsey Buckheit, Tracy Heisler, Terri Jensen, Greg Siems and Aaron Swoboda

I. Call to Order and Approval of Agenda

Chair Gasior called the meeting to order at 7:00PM.

A motion was made by Vice Chair Schroeer, seconded by Heisler, to approve the agenda. The motion carried by the following vote:

Yes: 7 - Chair Gasior, Vice Chair Schroeer, Buckheit, Heisler, Jensen, Siems and Swoboda

IV. New Business Items

1. [ZBA Res. 2019-001](#) Consider Resolution for lot coverage variances in Hills of Spring Creek 8th

Attachments: [1-1area map](#)

[2 - plat](#)

[3 - 2019-001 Approval Variance HSC8 BAR](#)

[4 - home design](#)

Chair Gasior read the public hearing opening statement and called the public hearing to order at 7:03 PM.

Tempel stated this is a request to increase the building area ratio (BAR) from 30% to 35% on 4 lots in the Hills of Spring Creek 8th Addition.

Chair Gasior invited the applicant to speak.

Steve Schmidt - 1600 Huron Ct. - stated the homes meet all the setback requirements, but given the unique shape of some of the lots (due to the curvature of the road and reduced size), they are losing square footage and that is what is creating the difficulty to compile with the building area ratio.

thought was to have smaller lots to encourage density, but the hardship now is building homes on the smaller lots. He noted the curve of the roads has created difficulty as well to meet setbacks.

Discussion was held on:

-if 35% lot coverage would be adequate,

-the couple hundred sq. ft. of home that would have to be reduced if Schmidt were to

*build with the 30% BAR,
-the original intent of the 30% building area ratio,
-and how this is a chance to revisit the language.*

A motion was made by Jensen, seconded by Buckheit, to close the public hearing closed at 7:12 PM. The motion carried by the following vote:

Yes: 7 - Chair Gasior, Vice Chair Schroeer, Buckheit, Heisler, Jensen, Siems and Swoboda

A motion was made by Heisler, seconded by Vice Chair Schroeer, to approve ZBA Resolution 2019-001 approving a variance for 2008, 2009, 2012, and 2016 Ontario Drive to increase the building area ratio from 30% to 35%. The motion carried by the following vote:

Yes: 7 - Chair Gasior, Vice Chair Schroeer, Buckheit, Heisler, Jensen, Siems and Swoboda

V. Reports and Discussion Items

- a) **Commissioner Comments and Reports**
- b) **Staff Updates and Reports**
- c) **Comments from the Chair**

VI. Adjournment

A motion was made by Buckheit, seconded by Vice Chair Schroeer, to adjourn the meeting at 7:14 PM. The motion carried by the following vote:

Yes: 7 - Chair Gasior, Vice Chair Schroeer, Buckheit, Heisler, Jensen, Siems and Swoboda