

WEST ST. PAUL COMMITTEE OF ADJUSTMENTS

The regular meeting of the West St. Paul Committee of Adjustments was called to order by Chair Hubert on Tuesday, July 19, 2016, at 7:00 p.m. in the Municipal Center Council Chambers, 1616 Humboldt Avenue, West St. Paul, Minnesota, 55118.

ROLL CALL

Present: Chair Hubert and Commissioners Fernandez, McPhillips, Leuer, Nelson, Kavanaugh, and Ramsay.

Absent: None.

Also Present:

Assistant Community Development Director Boike, Council Liaison Bellows, and Recording Secretary Dull.

APPROVE MINUTES

ON MOTION of Leuer, seconded by Fernandez, RESOLVED to approve the West St. Paul Committee of Adjustments meeting minutes of Tuesday, June 21, 2016 as written.

Ayes: 7 Nays: 0 Abstain: 0

PUBLIC HEARINGS

CASE # 16-02

Application for a Variance to Allow a Reduction in Setback to a Residential Property For an Essential Service Structure in an R1 District at 1365 Bidwell St. – St. Paul Regional Water Services

Assistant Community Development Director Boike reviewed the memo to the Committee. Included in Commissioner packets were a proposed resolution and findings of fact, application and noise information, elevations, plans and survey. Staff recommended approval of the Variance subject to the conditions detailed in the memo.

Commissioners Ramsay and McPhillips requested information regarding issues voiced by the neighboring property and drainage. Asst. Director Boike advised that staff, applicant, Clpn. Iago, and the neighbor engaged in a meeting to discuss issues and neighbors were receptive to the variance request based on the conditions of approval provided. He also noted water runoff would drain to the southeast away from the neighboring property. Mr. Feldman explained that the neighbors' issues were more to do with maintenance, drainage, and noise. With respect to maintenance and drainage, neighbors were receptive to the proposal. As far as noise, Mr. Feldman noted they already hear a humming from the building but stated that with the addition, the humming noise will go away.

Commissioner Fernandez asked about moving the structure to the north side of the lot since the tree seemed about 20 feet away. Asst. Director Boike advised the utility lines were along the north side and therefore construction of the structure on the north side was not an option. Mr. Feldman further explained the issues with

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the utility lines to the north of the building. He explained that the two main water mains, which are 12 inch and 16 inch pipes, run out the north end of the building. The pipes are 50-60 years old and about 6-8 feet deep. The pipes could not hold a structure as large as a generator over them and St. Paul Regional Water needs to maintain access to the pipes for maintenance. He noted the placement of the generator on the north side would have to be offset from the north end of the existing house, there is a slope/hill in the north yard and the generator would be about 24 feet long resulting in potential root impact and significant pruning due to ending placement of a generator within 5-6 feet from trees.

Commissioner Kavanaugh noted there were issues of general maintenance and asked whether a condition could be added to require landscaping in the front yard and meet Code for lawn and yard maintenance. Asst. Director Boike confirmed and noted it would allow for cancellation if non-compliant.

Mr. Feldman advised that landscape would be updated on the south side of the existing structure to help with drainage, that it would be minimal maintenance landscaping, and that he has talked with the grounds and maintenance department regarding frequency of mowing, weed killer and keeping up on aesthetics.

Chair Hubert inquired about potential placement of the proposed structure on the front of the existing building. Mr. Feldman stated it was considered however it would also require a variance and would be less favorable since it would alter the appearance of the house and would be a closer set back than what the neighborhood already has.

Chair Hubert opened the Public Hearing at 7:28 p.m.

Ed Iago, 12 Langer Circle

Mr. Iago thanked the Committee for vetting the variance application twice and addressing the issues. He also thanked Asst. Director Boike for spearheading the combined meeting with staff, applicant and neighbors noting that residents' concerns were resolved and that St. Paul Regional Water did a great job addressing City, staff, Committee and neighbor concerns.

Seeing no one else in the audience coming forward to speak,

Chair Hubert closed the Public Hearing at 7:30 p.m.

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ON MOTION by **Kavanaugh**, seconded by **McPhillips**, the **Committee of Adjustments** approved **Case #16-02**, **Application for a Variance to allow a reduction in Setback to a Residential Property for an Essential Service Structure in an R1 District at 1365 Bidwell St. and adopted proposed Resolution No. 16-02 Memorializing the Findings of Fact and Reasons for Approval Relating to the Variance Application of St. Paul Regional Water Services for the Construction of an Addition at 1365 Bidwell St. subject to the six conditions provided in the staff memo and adding the following two conditions:**

- 7. Applicant shall include additional new landscaping in the front of the house along with landscaping on the west side; and**
- 8. Applicant must meet City requirements for all lawn maintenance**

Ayes: 7 Nays: 0 Abstain: 0

NEW BUSINESS:

None.

OLD BUSINESS:

None.

OTHER:

None.

ADJOURNMENT:

ON MOTION of **Nelson**, seconded by **Ramsay**, the **Commissioners ADJOURNED** the **Committee of Adjustments** meeting of **July 19, 2016, at 7:32 p.m.** All Ayes: 7/0.