

WEST ST. PAUL COMMITTEE OF ADJUSTMENTS

Regular Meeting

The regular meeting of the West St. Paul Committee of Adjustments was called to order by Interim Chair Kavanaugh on Tuesday, October 19th, 2021 at 6:31 pm in the Municipal Center Council Chambers at 1616 Humboldt Avenue, West St. Paul, Minnesota, 55118.

Roll Call: Morgan Kavanaugh, Maria Franzmeier, Lisa Stevens, and Tim Haubrich.
Commissioners McPhillips, Elsmore, and Gillen had excused absences.

Also Present: Ben Boike, Community Development Director; Melissa Sonnek, City Planner; Amanda Johnson, Assistant City Attorney; John Justen, Council Liaison

Adopt Minutes: The minutes from the January 19th, 2021 Committee of Adjustments meeting were approved as written.

Public Hearings

COA Case 21- 01 - Two Variance Applications for the Construction of a Free Standing Solar Panel System, to Allow an Accessory Structure in the Front Yard and to Exceed the Maximum Size at 273 Highway 62 - William Dohman

Interim Chair Kavanaugh opened the public hearing at 7:06 pm.

Comments

The following individuals came forward to speak to the item as well as state their support for both variances,

- Katie Dohman – Homeowner/applicant
- Danielle DeMarre – Employee of All Energy Solar/applicant
- Sarah Whebbe – Resident and Solar Salesperson
- Jade Penning – Resident and Chair of Environmental Committee

With no further comments or questions from the public, Interim Chair Kavanaugh closed the public hearing at 7:08 pm.

A **motion** was made by Commissioner Stevens, seconded by Fransmeier, to **approve the first variance request to allow an accessory structure in the front yard** per the findings of fact provided by City Staff with the added condition that the variance be limited strictly to a ground mounted solar energy system.

Votes: 4 ayes, 0 nays. The motion carried.

A **motion** was made by Commissioner Stevens, seconded by Kavanaugh, to **approve the second variance request to allow an accessory that exceeds the maximum allowable size**, with the

added condition that the variance be strictly limited to a ground mounted solar energy system with the ground usage measurement presented by the applicant of 252 square feet.

Assistant City Attorney sought clarification on the condition pertaining to the ground coverage, if the variance would allow any number of solar panels to be added at a later date as long as the ground coverage does not change. **Stevens clarified that any change in size of the structure and/or number of panels would require an additional variance request to come before the committee. Kavanaugh added clarification that the motion was to approve the second variance request for the size of the structure as shown in the submitted plans.**

Votes: 4 ayes, 0 nays. The motion carried.

COA Case 21-02 - Two Variance Applications to Allow For a Reduction in the Side and Rear Yard Setbacks for an Accessory Structure at 1566 Christensen Ave - LuAnn Vanella-McMonigal

Interim Chair Kavanaugh opened the public hearing at 8:02 pm. With no comments or questions from the public, the hearing was closed at 8:03 pm.

A **motion** was made by Commissioner Stevens, seconded by Kavanaugh, to **deny both variance requests** per the findings of fact provided by City Staff.

Votes: 4 ayes, 0 nays. The motion carried.

New Business: None

Old Business: None

Other Business: None

Adjourn: A **motion** was made, and the Committee resolved to **adjourn** the Committee of Adjustments meeting of October 19th, 2021 at 8:10 p.m.

All voted in favor thereof.

Respectfully submitted,

Sharon G. Hatfield