

**CITY OF ST. CLOUD  
BOARD OF ADJUSTMENT MINUTES  
1300 9<sup>th</sup> STREET, BUILDING A, 3<sup>rd</sup> FLOOR, CITY COUNCIL CHAMBERS  
WEDNESDAY, JUNE 12, 2019, 6:30 PM**

**I. OPENING BUSINESS:**

City Attorney Jack Morgeson asked the Board to nominate a member to Act as Chairperson for this meeting.

**Member Meisner provided a motion to nominate Christopher Bailey as Acting Chairperson. Member Hartwick provided a second to the motion. The vote was 3-0 with all members voting “aye.”**

**Pledge of Allegiance**

**Roll Call**

- Chair Robert Paulsen (Seat #3) / Excused Absence
- Vice Chair David Welty (Seat #2) / Excused Absence
- Norma Vazquez (Seat #1) / Excused Absence
- Megan Marshall (Seat #4) / Excused Absence
- Christopher Bailey (Seat #5) / Present
- Dan Hartwick (Alt. #1) / Present - Voting Member
- David Meisner (Alt. #2) / Present - Voting Member

**Staff Representatives:**

Christopher Mills, Principal Planner  
Kyle Wilkes, Senior Planner  
Melissa Dunklin, Planning and Zoning Manager  
Jack Morgeson, City Attorney

**Approval of Minutes – April 10, 2019**

**Member Hartwick provided a motion to approve the minutes of April 10, 2019. Member Meisner provided a second to the motion. The vote was 3-0 with all members voting “aye.”**

**II. NEW BUSINESS:**

- None

**III. PUBLIC HEARING ITEMS:**

**A. Case No. 19-00.01 101 East 5th Street – Special Exception**

Owner: Eliezer Cordovez

Applicant: Eliezer Cordovez

Location: 101 East 5<sup>th</sup> Street

The applicant is requesting a special exception to allow for the construction of a 4,000 square foot (50' x 80') accessory structure (shed).

Christopher Mills, Principal Planner presented the case.

- Mr. Jack Morgeson, City Attorney reviewed the voting process with the Board and applicants.
- Mr. Cordovez requested a continuance until all members are present.

**B. Case No. 19-00.02 300 Jersey Avenue – Variance**

Owner: Gary Archer

Applicant: Gary Archer

Location: 300 Jersey Avenue

The applicant is requesting a waiver of the rear yard setback requirements for an accessory structure in order to construct an aluminum carport over a preexisting concrete slab. Specifically, the applicant is requesting a waiver of the requirements set forth in Section 3.20.3.A.b.

Christopher Mills, Principal Planner presented the case, reviewed the location and noted the six criteria for the Board to consider.

**Member Hartwick provided a motion to deny the variance request based on the required six criteria (specifically C., E., and F.) not being satisfied. Member Meisner provided a second to the motion. The vote was 3-0 with all members voting “aye.”**

**C. Case No. 19-00.03 816 Maryland Avenue – Special Exception**

Owner: William Milton Campbell

Applicant: William Milton Campbell

Location: 816 Maryland Avenue

The applicant is requesting a special exception to allow for the construction of a 1,872 square foot accessory structure (shed).

Christopher Mills, Principal Planner presented the case, reviewed the location and details, and noted the six criteria for the Board to consider.

- Public comment was given

**Member Meisner provided a motion to deny the Special Exception request based on the required six factual matters (specifically 1., 3., 4., and 6.) not being satisfied. Member Hartwick provided a second to the motion. The vote was 3-0 with all members voting “aye.”**

**D. Case No. 19-00.04 417 12th Street (previously) – Variance**

Owner: Gary Quittschreiber  
Applicant: Gary Quittschreiber  
Location: 417 12th Street (previously)

The applicant is requesting multiple variances in order to construct a single family residence on a lot of record that is substandard in size, located within the HB Highway Business zoning district. Specifically, the applicant is requesting waivers of the requirements set forth in Section 3.14.4 and Table III-8.

Christopher Mills, Principal Planner presented the case, reviewed the location and noted the six criteria for the Board to consider.

- Public comment given

**Member Meisner provided a motion to approve the variance request based on the required six criteria being satisfied. Member Hartwick provided a second to the motion. The vote was 3-0 with all members voting “aye.”**

**E. Case No. 19-00.05 1119 Delaware – Special Exception**

Owner: Bruce Raynor  
Applicant: Bruce Raynor  
Location: 1119 Delaware Avenue

The applicant is requesting a special exception to allow for the construction of a 1,152 square foot (24' x 48') accessory structure (shed).

Kyle Wilkes, Senior Planner presented the case, reviewed the location and details, and noted the six criteria for the Board to consider.

- Public comment given

**Member Meisner provided a motion to approve the Special Exception request based on the required six factual matters being satisfied. Member Hartwick provided a second to the motion. The vote was 2-1 with Member Bailey voting “nay.”**

**IV. INFORMATION SECTION:**

- Next Zoning Board of Adjustment and Appeals Meeting: July 10, 2019 at 6:30pm

**V. ADJOURNMENT:** 7:56pm

Respectfully submitted:

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Robert Paulsen, Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Jessie Light, BOA Secretary

\_\_\_\_\_  
Date