

**VILLAGE OF DRESSER
ZONING BOARD OF APPEALS PROCEEDINGS
THURSDAY, JUNE 29, 2023**

The meeting was called to order at 6:30 PM by Jodi Gilbert, Clerk. It was announced that the proceedings would be tape recorded. The purpose of the meeting was to consider a request for the following variance: Eric D. Hinz, 114 E Dresser Street, for a variance to construct a 20' X 20' plus 6'x7' addition to the house. The proposed addition does not meet the side yard: 25 feet combined setback in a R-1 Single-Family and Two-Family Residential District – Section 17.13. Legal Description: Outlot 87 Assessor's Plat Exc S 17.5' of W 26.5' Parcel Number 116-00396-0000.

Motion Rusty Norlander/Luke Loescher to nominate Sam Malm as chairperson for this meeting. All in Favor. Motion Carried. Sam Malm is chair for tonight's meeting.

Announcement of Notice Given: Sam Malm stated that public notice was posted June 13 2023 and published in the Osceola Sun June 14 2023 and the property owners within 100 feet were also notified on June 13 2023. Members present at the meeting: Sam Malm called for roll call: Sam Malm, Rusty Norlander, Luke Loescher, Darrin Frandsen, and Kate Erickson. Also present Attorney Paul Mahler, Jodi A Gilbert-Clerk/Treasurer, Eric & Jamie Hinz and Grace Bjorklund. No other people were present.

Attorney Paul Mahler thanked Clerk – Jodi Gilbert for a good job on the packet for tonight's meeting. The resident has submitted a variance request. You will be looking at their plan in relation to the Village Ordinance. This process entails the applicant coming forward and describing the need. Any members of the public are welcome to speak. The board will then discuss. Your Ordinance is good and lays out the standards on what to consider. We need to properly record all considerations too make sure they were all considered. There are two kinds of Variances – Area and Use. An Area Variance is easier to get. You have the seven Standards for a Variance listed in your Ordinance to follow. What is unique to this property is that it is a very long narrow lot and the house has been there for a long time.

Review took place of the Variance Application from Eric & Jamie Hinz 114 E Dresser Street. Eric Hinz stated our hope is to add an addition to our house. We are looking to add a bedroom and some storage. In the past we got a variance to add onto our living room and to make a bedroom in the house. Jamie is now working from home. We would like to make one of the current bedrooms an office. The basement does not provide us any room it is only a mechanical area.

Sam Malm asked for any public comments. Grace Bjorklund stated the lots in this area are very long and very narrow. They are handicapped on how to expand on their property. They have done a tremendous job improving the property. I would be in favor of giving them a variance. Luke Loescher stated I am not only on this board but also a neighbor. I see no conflict with what they are proposing to do. Gilbert stated for the record no written comments were filed in the Village Office. Notices had been sent to all

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property owners in that area. Sam Malm asked the committee if they wanted to view the property. The committee did not feel that they needed to view the property at 114 E Dresser Street.

Sam Malm stated there is no real change to the property except that the house will be 20 feet longer. Kate Erickson was reviewing the diagram submitted and clarified where the current house sits. The existing house is 6 to 12 inches from the property line. Eric Hinz stated he has talked to the neighbor on the west side of the property Roger and Dawn Johnson over the years and there is an understanding on where the property line is. Sam Malm stated in Section 17.27(6) are the standards for variances – you can see the criteria for granting this variance. 6A - physical surroundings – Ordinance says a minimum of a 10-foot setback and there is no way they can meet that. 6B – What is unique to the property – This lot is very narrow and very long. 6C – The homeowner is not out to make money. 6D – The size of this lot was not caused by the current owners. The home was built a long time ago. 6E – There is no detriment to the community. This improvement is on the back side of the house. Most people will not even notice. 6F – this improvement will not impair all items listed in this section. 6G – We may impose restrictions or conditions on the property.

Decision by the Zoning Board of Appeals - Motion Sam Malm/Rusty Norlander to approve granting a variance to Eric Hinz to construct a 20' X 20' plus 6'x7' addition to their house located at 114 E Dresser Street. Section 17.27(7)(a) this project will have a setback less than what is required in the Ordinance and (6)(g) no restrictions or conditions are put on the variance. Will Roger or Dawn Johnson have any issue with them building and being on their property. Hinz stated I have been maintaining that area and trying to keep grass growing. There is a tree line that the Johnson's had planted and they put it back off the property line. The area may need reseeded after the work is complete. Eric Hinz stated that last time I restored the neighbor's property after construction. Sam Malm asked do we add this condition to the Variance? Erickson stated I do not think we need to add it. OK no restrictions or conditions. Any other discussion on the Variance? Darrin Frandsen stated in the past we have discussed timelines for projects. Sam Malm asked Eric Hinz do you have a time line? Eric Hinz stated I hope to have the exterior done by September 2023. Sam Malm stated we could put 18 months on the Variance. Darren Frandsen stated it would be an incentive to do it in a timely fashion. Do you say substantially finished within 18 months. Kate Erickson stated I think we could do this on future projects. It is not a bad idea. Families can sometimes fall into bad times. We should not put a time line on this Variance. Sam Malm stated but then what happens if not substantially completed? Kate Erickson stated building permits are good for two years. If they must redo the building permit, they would have to redo the Variance. Mahler stated they could ask for an extension. No time line needed on this Variance. No further discussion took place. Sam Malm called for a vote on the Motion. All in Favor. Motion Carried. Good luck on your project. Motion Darrin Frandsen/Luke Loescher to adjourn the meeting at 6:50 PM. All in Favor. Motion Carried.

Jodi A. Gilbert – Village Clerk

These minutes have not been approved.