

November 21, 2017

A special meeting of the Sleepy Eye City Council was held in the Council Chambers, 200 Main Street East, Sleepy Eye, Minnesota, at 12 noon on the 21st day of November 2017 per due call and notice. Mayor Wayne Pelzel called the meeting to order with Councilors Dick Zinniel, Nate Stevermer, Doug Pelzel, Joann Schmidt and Larry Braun present. Also present were City Manager Mark Kober, City Attorney Alissa Fischer, City Engineer Dave Palm, Building Inspector Wenner and City Clerk Linda Tiedeken.

Reviewed a variance request by Harris and Carrie Solma to allow a 20 foot front yard setback from the east property line. The property is located at 404 7th Avenue NE. Property is zoned Residential. The required front yard setback of 25 feet was shown on the building permit application site plan and planning and zoning personnel checked the measurement at the site. After receiving a call from a Planning and Zoning Board member, Mayor Pelzel requested that the setback measurement be checked again and found to be off by 5 feet. Planning and Zoning Board recommend approval. City Attorney Fischer explained the reasons to grant a variance have changed from undue hardship test to practical difficulties test which includes that the property owner will still use the property in a reasonable manner; circumstances are unique to the property and it does not matter if it was self-imposed; and that it does not change the charter of the neighborhood. Tom Schroepfer, contractor for the owners stated that it was an honest mistake on his part for not checking the setback again after the basement was dug. After discussion on how to change requirements and procedures for checking setbacks and issuing building permits, it was decided that this would be discuss at another meeting. Councilor Braun moved to approve the variance because it will not change the charter of the neighborhood; it will not cause visibility issues; there were no objections from the neighbors and the need to move forward because it is late in the construction season. Councilor Pelzel seconded the motion and the motion carried.

Eric Oleson, Oleson and Hobbie Architects presented the remodeling plans of the liquor store area into the Police Station with a garage for the police vehicles. The plans include a reception area, office space for the officers, child protection officer space, interview room, bathroom for the officers, evidence storage space in the basement, garage for police vehicles, enclose council chambers windows, Public Works Director office, unisex restroom and safety glass for business counters in the city office. Projected costs would be \$96 per sq. ft. for office areas, \$18 per sq. ft. for basement remodeling, \$120 per sq. ft. for garage along with contractors overhead, engineering, testing and contingencies for an estimated total of \$540,000. Councilor Pelzel moved to prepare construction documents. Councilor Braun seconded the motion and the motion carried.

City Manager Kober reported he was contacted by Dick Schroepfer of Schroepfer Trucking to lease parking area for three grain semis in the parking area east of the Orchid Inn building. The lease would be for the months of December, January and February at \$50 per truck per month plus utilities. Councilor Zinniel moved to approve the lease as stated and add that the lease could be terminated in 7 days if the city receives noise complaints and the meter loop installation be paid by Schroepfer Trucking. Councilor Braun seconded the motion and the motion carried.

There was no other business.

The meeting was properly adjourned at 1:00 p.m.

Wayne Pelzel, Mayor

Linda Tiedeken, City Clerk