

**Zoning Board of Appeals**  
Tuesday, February 21, 2023  
6:00 p.m  
St. Cloud City Hall Council Chambers

**ROLL CALL**

Members Present: Ryan Schleicher, John Mathews, Susanne Barkalow, Eric O’Brien  
Members Absent: Farhan Jibril and Emil Radaich and Dick Andzenge  
Staff Present: Dave Broxmeyer and Abby Schneider

**APPROVAL OF JANUARY 17, 2023 MINUTES**

ACTION TAKEN: Schleicher/Mathews/Approved (4-0)

**VAR2023-01/ JANE ODGERS/1301 8<sup>TH</sup> AVE SE**

ACTION TAKEN: Mathews/Schleicher/Denied (4-0)

Broxmeyer explained the applicant’s request. Staff is recommending denial due to no unique features to the property. Mathews asked about the neighborhood homes that have structures within the setback, Broxmeyer explained they could be existing non-conforming or that the setback requirement is different for detached accessory structures than primary structures.

Public hearing opened.

**Jane Odgers, 9696 19<sup>th</sup> St, Princeton, applicant**– Explained their application and the desire to keep trees on the property and the assumption that they could build similar to other homes in their neighborhood. Mathews confirmed that the main concern is the trees, and the applicant confirmed that the trees and the garage placement are her two largest reasonings behind her reasoning.

**Mary Brennan, 1302 8<sup>th</sup> Ave SE** – Neighbor concerned about garage being on the other side of the property than other garages.

**Marlene Brennan, 1317 8<sup>th</sup> Ave SE** – Would like to be able to retain her view down the alley.

**Connie Pelzer, 1311 8<sup>th</sup> Ave SE** – Questioned whether her lot line would stay the same. Mathews asked if her snow removal was overly hard, Pelzer did not believe so.

Greg Molenaar, 1300 Kilian Boulevard – Questioning the proposed layout of the house.

Public hearing closed.

Mathews moved for approval subject to staff recommendations, second by Schleicher.

Mathews reviewed the findings of fact, agreeing with how staff laid them out. Schleicher stated that there are good alternatives for other layouts agrees with the findings of fact. Understands not wanting to remove trees but thinks there are alternatives. O’Brien agrees there are not physical limitations to the property.

Motion denied unanimously.

#### OTHER BUSINESS

#### ADJOURNMENT

There being no further business, the meeting was adjourned at 6:36 p.m.

A handwritten signature in black ink, appearing to read 'Abby Schneider', written over a horizontal line.

Abby Schneider, Recording Secretary