**WADENA COUNTY, MINNESOTA**

**PUBLIC HEARING MINUTES**

**MONDAY MAY 23, 2022**

**5:00 p.m.**

**VERNDALE CITY HALL**

**101 SW BROWN ST**

**MEMBERS PRESENT:** Ardith Carr, Tara Erckenbrack, Jim Runyan, Tony Stanley

**MEMBERS ABSENT:**  Daryl Jacobson

**STAFF PRESENT:** Melissa Current, City Clerk/Treasurer; Matt Uselman, Public Works Manager

**VISITORS PRESENT:** Steve Lindroos, Rose Bakke, Terry Taves, Lynn Crawley

The purpose of this public hearing is to approve or deny a variance for Terry Taves and Lynn Crawley. They are requesting to place a 6’ fence within 10’ of the public right of way instead of the required 2 1/2’ fence. They are also requesting to build a lean-to within the 25’ front yard setback.

Mayor Erckenbrack opened the public hearing at 5:00 pm.

Erckenbrack asked Taves and Crawley why they were requesting a variance. Crawley stated that she is concerned about her dog being chained up all the time and about someone coming onto their property. Crawley stated that she was concerned that a three-foot fence wouldn’t be high enough to keep people out of their yard and keep the dog safe. Crawley stated that the fence would be 6’ black rod iron ornamental fence. Erckenbrack asked to view the property to get a visual of what they were asking for approval to do. The property was viewed. Erckenbrack asked if they plan to fix up the garage before they build the lean-to. Crawley stated yes. Uselman expressed concern about setting a precedent for allowing the 6’ foot fence within 10’ of the right-of-way. Erckenbrack asked what the practical difficulties would be if the Council denied the variance. Crawley stated their yard would be cut in half to meet the setback requirements and their dog would need to be chained up all the time. Erckenbrack asked what hardship was found to be unique to the property. Stanley stated that the house sits on a small corner lot with three (3) right-of-ways’ so there’s nowhere to shift anything to meet setback requirements. Erckenbrack asked if granting the variance would alter the essential character of the neighborhood. Stanley stated it would, but in a positive way. There was discussion about whether or not to approve the variance. Stanley stated that if this variance gets denied it should be for one of the three reasons listed under practical difficulties, not because the Council is worried about someone else coming and asking to do the same thing.

A motion was made by Runyan to approve a Variance for Terry Taves and Lynn Crawley which allows a 6’ ornamental fence and a lean-to to be built, seconded by Stanley. Carr abstained. Voting in favor were: Erckenbrack, Runyan and Stanley. None were opposed. MC

Mayor Erckenbrack closed the meeting at 5:31 pm.

**Submitted by: Attest:**

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Melissa Current, City Clerk/Treasurer Tara Erckenbrack, Mayor