

Polk County  
Board of Adjustment  
March 27, 2015

Call to Order: 10:00 a.m.

Members in Attendance: Robert Franks, Donovan Wright, Mike Powers, Paul Jore (Alternate) and Rolland Gagner

Members Absent: Courtney Pulkrabek

Also Present: Polk County Environmental Services' staff: Josh Holte & Michelle Erdmann.

Minutes: A motion was made by Powers to approve the minutes from the October 24, 2014 meeting. Second by Right. All in favor.

Holte made the announcement that with Winkelmann and Moe's resignations, the County Board as has appointed Powers and Gagner as the new members to the Board of Adjustment. Jore and Phillips will be alternates.

Elections: Holte called for nominations for Chairman. Powers nominated Gagner. Holte called 3 more times for any other nominations. Powers called for nominations to cease and that a unanimous ballot be cast for Gagner to serve as Chairman. Second by Franks. All in favor.

Gagner then called for nominations for Vice Chairman. Powers nominated Franks. Gagner then called 3 more times for other nominations. Gagner called for nominations to cease and that a unanimous ballot be cast for Franks as Vice Chairman. Second by Wright. All in favor.

**Public Hearing:      Variance                      Christian Brothers Ford                      Parcel #13.00187.00**

Gagner read the notice, waiving the reading of the full legal and turned the meeting over to Holte.

Holte stated the applicant is requesting a variance to reduce the front yard setback off the right-of-way of US Highway 2 to 65 feet in order to build a new addition. The ordinance calls for a 100 foot setback.

Zoning requirements are: PCZO 15.4630 states: There shall be a front yard setback of 100 feet from any public right of way.

The property is 3.85 acres and is located just to the east of the City limits of Crookston. The road right-of-way is 85 feet of US Highway 2. The applicant is requesting a variance to 65 feet of the ROW to build the new showroom/office addition. The building was damaged by fire and the new showroom needs to meet Ford specifications in order to be rebuilt.

Holte added that the old building was located approximately 20 feet off the existing right-of-way. That portion of the building was recently removed. The addition will be approximately 10,000 square feet. It will include a service bay, showroom, offices and parts department.

The applicant submitted a septic design for the proposed addition. Staff needs to receive the septic permit fee and add it to the building permit application before the building permit for the addition is issued.

The applicant's stated practical difficulty is that the addition has to go in the proposed location in order to meet Ford specifications. In order to rebuild the dealership needs to build the building to Ford specifications. They are doing the addition because of the fire that damaged their showroom/office area.

Crookston Township does joint permitting with the County and they have signed off on the permit application. The applicant will be responsible for making sure all other permits that may be required are obtained, like from the Minnesota Department of Labor and Industry, Minnesota Pollution Control Agency, etc.

Holte added that no comments were received. Holte then went over slides showing the property and its location.

Staff is recommending approval of the request with the following conditions:

1. Applicant must meet any other required Federal, State and local regulations and requirements for the construction addition.
2. All waste, refuse and hazardous materials generated on the site must be disposed of properly in compliance with Federal, State and Location Regulations.
3. All Local, State and Federal septic rules and regulations must be followed for the proposed addition.

Powers asked if Ford Motors was telling you what to build? Todd Christian, applicant, stated that there are rules we have to follow as a dealership and when we are asking for funding help also. He also stated that they met with the Wilders, neighbors, and they had no problems with the plans. There were also some issues with the light poles so they will be moving them.

The Board had no further questions for Mr. Christian. Holte asked the board the hardship questions.

Question	Wright	Powers	Franks	Gagner	Jore
1.	No	No	No	No	No
2.	No	No	No	No	No
3.	No	No	No	Yes	No
4.	No	Yes	Yes	Yes	No

5.	No	No	No	No	No
6.	No	No	No	No	No
7.	No	No	No	No	No

Holte stated with 31 no's and 4 yes's the criteria has been met for the Board to grant or deny the variance request.

Powers made a motion to approve the variance request with staff conditions. Second by Wright. All in favor.

Holte had brief discussions with the five members to answer/ask questions about procedures as a Board of Adjustment member.

Meeting Adjourned at 10:30 a.m.