

Zoning Board of Appeals (ZBA) 4/21/2021

Meeting for the consideration of a variance to allow a commercial building to decrease the number of parking spots from 57 spots to 35 spots

Meeting called to order at 7:30pm by Chairman Scott Wendling

Introduction of other ZBA members, Vice Chair Dale Drexler and Secretary Kevin Krupp

ZBA Bylaws created February 4th, 2013 reviewed by ZBA members, motion made to accept, supported and unanimously approved by vote.

Scott W. introduced Rob Kehoe, Maple Grove Zoning Administrator who summarized the reason the meeting was called and described how the meeting would proceed. Mr. Kehoe emphasized to the meeting attendees that the focus of the ZBA meeting on this date, was specifically to address the question of a variance allowance, for the number of parking spaces; acknowledging that the attendees may have other questions in relation to the proposed new commercial business, that could more appropriately be addressed on May 3rd, 2021 at the Planning Commission Meeting. Mr. Kehoe then introduced Jason and Whitney from AR Engineering

Jason lead the presentation, displaying a large map of the current site plan, providing rationale based on corporate data that an ideal number of parking spaces would be 35 for the proposed building. This number would allow appropriate traffic flow, safe parking, delivery truck entrance and exit, decrease run off water, decrease unsightly parking spaces and allow increase room on the lot for "green" space and privacy barrier.

7:46 pm Scott W. opened the meeting to public comment.

38 residents posed a number of questions regarding parking concerns, some of which were repeated by multiple members of the public.

Those questions/concerns are summarized:

- Multiple residents indicated that they could not make a determination of how many parking spaces they would like to see without a drawing that represented both the 35 parking spaces (displayed by Jason) and a drawing with the 57 parking spaces.
 - Residents indicated that they think 57 spaces won't fit on the lot, so the variance is needed or else the retail store will not be built
 - Discussion around this included Jason indicating it was feasible
 - Jason indicated that if the variance was denied the corporation would create a plan that included 57 spaces and then forgo the ZBA. Jason indicated that parking space requirements vary from community to community, however, it is rare that communities

want more parking spaces than those proposed by the corporation, more typically they ask if less will suffice.

- Residents focused on wanting to “stick to the ordinance”, which would eliminate the need for this particular meeting
- Residents also speculated that the next owner of the building may need 57 spaces
- Residents also feared that running out of parking spaces, causing the overflow of parking to end up along Lincoln Road.
 - An accident was referenced at St. Michaels church as an example of what can happen if parking is allowed along Lincoln Road.
- Residents indicated they did not want a variance to the ordinance simply because they did not want a Dollar General in the community.
- Residents indicated that they were not confident that a semi-truck could turn around in the parking lot as proposed.
 - Jason offered that computer generated models have been used to design the truck traffic and the experience of building 15,000 stores in the chain.
 - One resident indicated they did not rely on computers
 - One resident indicated that they used this software and it does work, however, cannot account for every variable, such as a miss parked car
 - Residents indicated that they see a variety of ways that trucks enter the Dollar General in Montrose and it basically causes a mess
 - Resident indicated that semi-trucks in the retail stores parking lot will cause a risk to children crossing the parking lot
- A resident indicated that he just built a house next to the property and was concerned about lights shining in his windows at night. This resident also asked to minimize the parking due to concerns with the additional run off it will cause.
- Resident indicated that this corner is already busy enough
- Resident asked if they get to vote on whether or not the store is built

Answers to residents questions were supplied until no further parking questions or comments were posed.

8:35 pm Scott closed public comment and opened the floor for ZBA member discussion

Motion made, supported and voted on unanimously to conduct a vote on the matter at hand

Scott performed a roll call vote regarding the application for variance to decrease from 57 spaces down to 35 spaces

Dale Drexler – No

Kevin Krupp – Yes

Scott Wendling – Yes

Based on the vote, the variance passed.

Scott informed the public that he was very happy for the turn out and input and that all questions or concerns not related to parking would be addressed at the May 3rd Planning Commission meeting and he looked forward to seeing everyone there.

8:42 pm Motion made, supported and voted on unanimously to close the meeting

Submitted by Kevin Krupp, Secretary Zoning Board of Appeals