City of La Porte Board of Zoning Appeals Meeting Minutes	
Wednesday, November 12, 2025 at or after 6:00 PM Immediately upon conclusion of the Plan Commission meeting	
City Hall Council Chambers, 801 Michigan Ave.	
www.cityoflaporte.com	**(219) 362-8260**

A meeting of the City of La Porte Board of Zoning Appeals ("BZA"), was held at City Hall on Wednesday, November 12, 2025 at the hour of 6:00 PM, ("local time"), pursuant to notice duly given in accordance with the rules of the Commission and the Indiana Open Door Law.

ITEM 1. Call Meeting to Order

The meeting was called to order by Chair Brian Kajer at 6:00 PM.

ITEM 2. Pledge of Allegiance

ITEM 3. Roll Call & Determination of Quorum

On a call of the roll, the members of the BZA were shown to be present or absent as follows:

Members Present:	**Members Absent:**	**Staff Present:**
Chair, Brian Kajer	Vice Chair, Nate Loucks	Mark Worthley, BZA Attorney
Vickie Gushrowski		Craig Phillips, CDP Director
Pete Saunders		David Heinold, City Planner
Mark Danielson		Josette Schoof Eng. Coordinator

ITEM 4. Approval of Minutes: October 14, 2025 Meeting Minutes

Chair Brian Kajer called for any changes or corrections to the October 14, 2025 Meeting Minutes. There being no changes or corrections to the meeting minutes, Vickie Gushrowski made a motion to **approve the October 14, 2025 Meeting Minutes** and the motion was seconded by Pete Saunders. The motion passed 4-0.

ITEM 5. Variance of Development Standards #25-12 Petition to Reduce the Minimum Building Setback for a Detached Accessory Building to a Principal Residential Building from 10 Feet to 8.5 Feet
Type of Request: Variance of Development Standards
Staff Report: David Heinold

APPLICANT

Name – Doug Biege

PROPERTY OWNER

Name – same

PREMISES AFFECTED

Parcel Number - 46-10-01-332-001.000-043 and 46-10-01-182-006.000-043				
Actual/approximate address or location from major streets – 1817 Indiana Avenue				
Total Acreage – 0.20 acre		Flood Zone on Site? – No		
Zoning of Subject Property – R1B		Use of Subject Property – Existing Single Family Dwelling		
Zoning of Adjacent Properties	North: R1B	South: R1B	East: R1B	West: R1B
Land Use of Adjacent Properties	North: Single Family Dwelling	South: Single Family Dwelling	East: Single Family Dwelling	West: Single Family Dwelling

SUMMARY: The petitioner proposes to allow a building addition to the existing single family dwelling within 10 feet of the existing detached garage on the subject property.

HISTORY OF SITE: Per the site aerial image, the parcel is 0.20 acre and is currently zoned R1B (Single Family Residential District). The property has been and is currently used as a single family dwelling with a detached garage. The petitioner proposes to allow a building addition to the existing single family dwelling within 10 feet of the existing detached garage on the subject property.

DESCRIPTION OF PROPOSED VARIANCE OF DEVELOPMENT STANDARDS:

The petitioner is requesting a variance of development standards to reduce the minimum building setback for a detached accessory building to a principal residential building from 10 Feet to 8.5 Feet.

STATEMENT OF COMPLIANCE: Section 16.02 Residential Accessory Buildings requires that detached accessory buildings shall be setback a minimum of 10 feet from the principal residential building.

SITE REVIEW FINDINGS: Site review is not required for this type of variance petition.

DECISION CRITERIA:

(1) The approval will not be injurious to the public health, safety, morals, and general welfare of the community;

The approval of the requested variance to reduce the minimum building setback between the detached garage and principal residential dwelling will not be injurious to the public health, safety, morals, and general welfare of the community because the proposed building addition is between the existing detached garage and house.

(2) The use and value of the area adjacent to the property will not be affected in a substantially adverse manner; and

The use and value of the area adjacent to the property will not be affected in a substantially adverse manner because there are similar types of building setbacks along Indiana Avenue. The proposed building addition to the existing house will not negatively impact the use and value of surrounding properties because it will be for personal residential use.

(3) The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought.

The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought because the homeowner would not otherwise be able to build a reasonable addition on the existing single family dwelling without the need for a variance. The western half of the subject property is an extra vacant lot with no structures located on it.

STAFF RECOMMENDATION:

Staff finds that the requested variance of development standards petition conforms to the goals and policies of the Countywide Land Development Plan. The requested variance to reduce the minimum building setbacks is compatible with the development of adjacent lots along Indiana Avenue that were constructed on average 100 plus years ago. Staff recommends **approval** of the petitioner's request to reduce the minimum building setback between the detached accessory building and primary house from 10 feet to 8.5 feet as part of Variance of Development Standards Petition #25-12 with the following conditions:

Submitted to the Board of Zoning Appeals November 7th, 2025.

Applicant Presentation
Doug Biege of 1 Marine Drive, Michigan City mentioned he recently purchased the property at 1817 Indiana Avenue that was built in 1938. Mr. Biege requested to reduce the minimum building setback between the house and detached garage from 10 ft to 8.7 ft to allow construction of a master bedroom and three-season room addition. Mr. Biege mentioned the existing footprint will remain unchanged.

Staff Presentation
David Heinold stated staff does find the requested Variance of Development Standards Petition conforms to the goals and policies of the Countywide Land Development Plan. David Heinold mentioned the petitioner's request is compatible with the development of adjacent lots along Indiana Avenue that were constructed one hundred plus years ago. Staff recommended approval of the petitioner's request to reduce the minimum building setback between the detached accessory building and primary house from 10 ft to 8.5 ft as part of Variance of Development Standards Petition 25.12.

Public Comment
Chair Brian Kajer opened the meeting to public comment and called for public comments.

There being no public comment for or against the variance petition, Chair Brian Kajer closed the meeting to public comment.

Board Discussion/Action
Vickie Gushrowski made a motion to **approve Variance of Development Standards #25-12 Petition to Reduce the Minimum Building Setback for a Detached Accessory Building to a Principal Residential Building from 10 Feet to 8.5 feet**. The motion was seconded by Mark Danielson. A roll call vote was taken. The motion passed 4-0.

Yes Brian Kajer	Yes Pete Saunders	Absent Nate Loucks
Yes Vickie Gushrowski	Yes Mark Danielson	

Variance of Development Standards #25-12 Petition – Approved 4-0

ITEM 6. Variance of Development Standards #25-13 Petition to Exceed the Maximum Accessory Building Area – Requesting 976 Square Feet
Type of Request: Variance of Development Standards
Staff Report: David Heinold

APPLICANT

Name – Crystal Medina

PROPERTY OWNER

Name – same

PREMISES AFFECTED

Parcel Number - 46-10-02-179-023.000-043				
Actual/approximate address or location from major streets – 816 I Street				
Total Acreage – 0.20 acre		Flood Zone on Site? - No		
Zoning of Subject Property – R1B		Use of Subject Property – Single Family Dwelling		
Zoning of Adjacent Properties	North: R1B	South: R1B	East: R1B	West: R1B
Land Use of Adjacent Properties	North: Single Family Dwelling	South: Single Family Dwelling	East: Single Family Dwelling	West: Single Family Dwelling

SUMMARY: The petitioner proposes to allow a 16 foot by 24 foot covered roof addition on the existing 24 foot by 24 foot detached garage for personal use.

HISTORY OF SITE: Per the site aerial image, the parcel is 0.20 acre and is currently zoned B2 (General Commercial District). The property has been and is currently used as a single family dwelling and detached garage. The petitioner proposes to allow a 16 foot by 24 foot covered roof addition on the existing 24 foot by 24 foot detached garage.

DESCRIPTION OF PROPOSED VARIANCE OF DEVELOPMENT STANDARDS:

The petitioner is requesting a variance of development standards to exceed the maximum accessory building area – requesting 976 square feet.

STATEMENT OF COMPLIANCE: Section 7.04 (a) states that accessory structures shall be regulated under the requirements of Article 16. In addition, Section 16.02 (g) limits the maximum area enclosed or covered by any detached accessory shall be no more than 721 square feet total. The existing detached garage is 24 feet by 24 feet and the proposed covered roof addition would be more than the maximum area limitations allow for a detached accessory building.

SITE REVIEW FINDINGS: Site review is not required for this type of variance petition.

DECISION CRITERIA:

(2) The approval will not be injurious to the public health, safety, morals, and general welfare of the community;

The proposed detached accessory building size to allow 976 square feet will not be detrimental to the public health, safety, morals, and general welfare of the community because the requested total accessory building area is larger than the existing accessory buildings on similar lots in the surrounding area. The existing accessory building sizes range from 120 square feet to 976 square feet on surrounding properties in the neighborhood.

(2) The use and value of the area adjacent to the property will not be affected in a substantially adverse manner; and

The use and value of the area adjacent to the subject property will be affected in a substantially adverse manner with the construction of a 16 foot by 24 foot covered roof addition to the existing 24 foot by 24 foot detached accessory building because the petitioner's requested total accessory building size is larger than the existing accessory buildings on similar lots in the surrounding area. The existing accessory building sizes range from 120 square feet to 976 square feet on surrounding properties in the neighborhood.

(3) The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought.

The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property because the proposed addition to the existing 24 foot by 24 foot accessory building would provide reasonable use of the 0.20 acre property. The existing accessory building sizes range from 120 square feet to 976 square feet on surrounding properties in the neighborhood.

STAFF RECOMMENDATION:

Staff finds that the requested variance of development standards petition conforms to the goals and policies of the Countywide Land Development Plan. The requested variance to exceed the maximum accessory building area is compatible with the existing accessory buildings in the surrounding area. Staff recommends **approval** with a modification of the petitioner's variance request to allow 976 square feet of maximum accessory building area as part of Variance of Development Standards Petition #25-13.

Submitted to the Board of Zoning Appeals November 7th, 2025.

Applicant Presentation
Crystal Medina of 816 I Street requested an increase for a maximum accessory structure area from 721 sq ft to 976 sq ft to add a 16'×24' gazebo behind existing garage. Crystal Medina mentioned the rear end will be reduced from 10 ft to 6 ft and the side will be reduced from 10 ft to 4 ft, stating the structure is within the property line. Ms. Medina clarified that the structure will be built off the side of the garage.

Staff Presentation
David Heinold mentioned because the property is zoned B2 (commercial) there is only a setback of 3 ft allowed from the side in the rear yard for accessory buildings. Staff assessed accessory buildings in the general vicinity and discovered there is a range in size from 120 ft to 976 ft. Staff does find the requested Variance of Development Standards Petition conforms to the goals and policies of the Countywide Land Development Plan. The requested variance to exceed the maximum accessory building area is compatible with the existing accessory buildings in the surrounding area. Staff does recommend approval of the petitioner's variance request to allow 976 square ft of maximum accessory building area as part of Variance Development Standards 25-13.

Public Comment
Chair Brian Kajer opened the meeting to public comment and called for public comments.

There being no public comment for or against the variance petition, Chair Brian Kajer closed the meeting to public comment.

Board Discussion/Action
Mark Danielson made a motion to **approve Variance of Development Standards #25-13 Petition** to **Exceed the Maximum Accessory Building Area - Requesting 976 sq. ft.** The motion was seconded by Pete Saunders. A roll call vote was taken. The motion passed 4-0.

Yes Brian Kajer	Yes Pete Saunders	Absent Nate Loucks
Yes Vickie Gushrowski	Yes Mark Danielson	

Variance of Development Standards #25-13 Petition – Approved with City's recommendation to allow 832 sq. ft. of maximum accessory building area and reduce the minimum rear yard building setback for a detached accessory building from 10 feet to 6 feet. Approved 4-0

ITEM 7. Variance of Development Standards #25-14 Petition
to Exceed the Maximum Accessory Building Area – Requesting 9,368 Square Feet

Type of Request: Variance of Development Standards

Staff Report: David Heinold

APPLICANT

Name – Attorney Dave Ambers (representing James Shoffner, property owner)

PROPERTY OWNER

Name – James Shoffner

PREMISES AFFECTED

Parcel Number - 46-06-14-300-004.000-043				
Actual/approximate address or location from major streets – 1797 West 300 North				
Total Acreage – 13.07 acres		Flood Zone on Site? - No		
Zoning of Subject Property – R1B		Use of Subject Property – Single Family Dwelling		
Zoning of Adjacent Properties	North: R1B	South: R1B	East: R1B	West: R1B
Land Use of Adjacent Properties	North: Golf Course	South: Single Family Dwelling	East: Single Family Dwelling	West: Golf Course

SUMMARY: The petitioner proposes to allow the construction of a 40 foot by 60 foot building addition to the existing 6,968 square foot accessory building.

HISTORY OF SITE: Per the site aerial image, the parcel is 13.07 acres and is currently zoned R1B (Single Family Residential District). The property has been and is currently used as a single family dwelling with an existing 6,968 square foot detached accessory building.

DESCRIPTION OF PROPOSED VARIANCE OF DEVELOPMENT STANDARDS:
The petitioner is requesting a variance of development standards to exceed the maximum area limitations for a detached accessory building – requesting 9,368 square feet.

STATEMENT OF COMPLIANCE: Section 16.02 Residential Accessory Buildings sets forth requirements including the following: maximum area limitation of 721 square feet for detached accessory buildings, accessory buildings may not be occupied for dwelling purposes, and the maximum height for detached accessory buildings is 18 feet tall. Currently, the subject property exceeds the maximum area limitations for a detached accessory building with 6,968 square feet.

SITE REVIEW FINDINGS: Site review is not required for this type of variance petition.

DECISION CRITERIA:

(1) The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
The approval of the requested variance to allow the construction of a building addition to the existing 6,968 square foot detached accessory building will not be injurious to the public health, safety, morals, and general welfare of the community because there are similar accessory buildings on large lots in the surrounding area.

(2) The use and value of the area adjacent to the property will not be affected in a substantially adverse manner; and
The use and value of the area adjacent to the property will be affected in a substantially adverse manner with the construction of a building addition to the existing 6,968 square foot accessory building. The proposed 40 foot by 60 foot building addition the existing detached accessory building on a 13 acre parcel will not negatively impact the use and value of the area adjacent to the property because the accessory building will be used for personal storage of vehicles.

(3) The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought.
The strict application of the terms of the zoning ordinance to limit the size of the accessory building to 721 square feet on an approximately 13 acre land parcel will constitute an unnecessary hardship if applied to the property for which the variance is sought for a larger accessory building size to accommodate personal storage and use on the subject property.

STAFF RECOMMENDATION:
Staff finds that the requested variance of development standards petition conforms to the goals and policies of the Countywide Land Development Plan. The requested variance to exceed the maximum accessory building area and maximum building height for a detached accessory building is compatible with the surrounding area that have similar accessory buildings. Staff recommends **approval** of the petitioner's request to allow 9,368 square feet of maximum building accessory area as part of Variance of Development Standards Petition #25-14.

Submitted to the Board of Zoning Appeals November 7th, 2025.

Applicant Presentation
Dave Ambers representing James Shoffner mentioned his client is looking to add to the existing pole barn on a parcel that was recently annexed into the city. Dave Ambers mentioned Mr. Shoffner would like to increase the maximum accessory building area to 9,368 sq. ft and exceed the height for an accessory building. Dave Ambers stated that the drawings were submitted with the petition.

Staff Presentation
David Heinold mentioned the petitioner requested a variance to exceed the maximum accessory building area up to 9,368 sq. ft. and increase maximum accessory building height above 18 ft to match existing structure. Staff reported the request is consistent with surrounding accessory structures and conform to the Countywide Land Development Plan. Staff recommended approval for both the increased square footage and increased height.

Public Comment
Chair Brian Kajer opened the meeting to public comment and called for public comments.

There being no public comment for or against the variance petition, Chair Brian Kajer closed the meeting to public comment.

Board Discussion/Action
Vickie Gusrowski made a motion to **approve Variance of Development Standards #25-14 Petition** to **Exceed the Maximum Accessory Building Area - Requesting 9,368 sq. ft**. The motion was seconded by Mark Danielson. A roll call vote was taken. The motion passed 4-0.

Yes Brian Kajer	Yes Pete Saunders	Absent Nate Loucks
Yes Vickie Gushrowski	Yes Mark Danielson	

Variance of Development Standards #25-14 Petition – Approved 4-0

ITEM 8. Variance of Development Standards #25-15 Petition to Reduce the Minimum Rear Yard Building Setback from 20 Feet to 10 Feet in the R1D Zoning District; Reduce the Minimum Front Yard Building Setback from 15 Feet to 10 Feet in the R2B Zoning District; Allow two small parking areas perpendicular to the street for the townhome lots to allow motorists to back into the street; Remove sidewalk requirement along all major thoroughfare frontages; and Public Works Construction Standards Section 5.07 Easements to Reduce Minimum Public Utility Easement Standards from 20 Feet to 10 Feet
Type of Request: Variance of Development Standards
Staff Report: David Heinold

APPLICANT

Name – Duneland Group (on behalf of Beechwood Lakes LLC, John Kavchak)

PROPERTY OWNER

Name – Beechwood Lakes LLC

PREMISES AFFECTED

Parcel Number - 46-11-06-300-017.000-058				
Actual/approximate address or location from major streets – 1311 Boyd Boulevard				
Total Acreage – 31.02 acres		Flood Zone on Site? - No		
Zoning of Subject Property – R2B/R1D		Use of Subject Property – Proposed Residential Subdivision		
Zoning of Adjacent Properties	North: B1	South: R1B	East: R1B	West: R1B
Land Use of Adjacent Properties	North: Office/ Retail Commercial	South: Golf Course	East: Single Family Dwellings	West: Golf Course

SUMMARY: The petitioner is requesting multiple variances from both the City of La Porte Zoning Ordinance and Public Works Design and Construction Standards.

HISTORY OF SITE: Per the site aerial image, the parcel is 31.02 acres and is currently zoned R2B (Townhouse Residential District) and R1D (Single Family Residential District). The property has been and currently has two residential dwellings on a 30-acre wooded property.

DESCRIPTION OF PROPOSED VARIANCE OF DEVELOPMENT STANDARDS:
The petitioner is requesting multiple variances from both the City of La Porte Zoning Ordinance and Public Works Design and Construction Standards.

STATEMENT OF COMPLIANCE: Section 5.04 of the Revised Joint Zoning Ordinance for the City of La Porte requires to a minimum rear yard building setback from 20 Feet in the R1D Zoning District and Section 4.04 requires a minimum front yard building setback of 15 Feet in the R2B Zoning District. Section 18.02 (c) (3), the zoning ordinance also does not allow the backing of any vehicles into the street or requiring use of the street for maneuvering between parking rows. According to Section 18.05 (c) (2), the zoning ordinance requires sidewalks for all uses along all major thoroughfare frontages. The Public Works Design and Construction Standards requires a minimum public utility easement of 20 feet to be dedicated to the City.

SITE REVIEW FINDINGS: Site review was not required for the type of variance petitions.

DECISION CRITERIA:

(1) The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
The approval of the requested variances to reduce the minimum front and rear yard building setbacks will not be injurious to the public health, safety, morals, and general welfare because the proposed subdivision will be constructed in accordance with the intent of the zoning districts to provide residential housing that is of a form and character consistent with the historic character of the community. The proposed building setbacks will be comparable to the existing building setbacks in many of the residential neighborhoods within the City of La Porte.

The approval of the requested variance to allow vehicles to park perpendicular to the street will not be injurious to the public health, safety, morals, and general welfare of the community because all of the existing driveways for residential dwellings in the City of La Porte require vehicles to back into the public street similar to the proposed arrangement for parking spaces to serve the residential townhome dwellings. The approval of the requested variance to reduce the minimum public utility easement from 20 feet to 10 feet will not be injurious to the public health, safety, morals, and general welfare of the community because public utilities can be provided within the proposed 10 foot easement within the development. The approval of the requested variance to remove the sidewalk requirement along major thoroughfare frontages will be injurious to the public health, safety, morals, and general welfare of the community because the City of La Porte Trails, Greenways, and Blueways Master Plan identifies Boyd Boulevard as a future trail and/or multimodal pathway on the priority loop system.

(2) The use and value of the area adjacent to the property will not be affected in a substantially adverse manner; and

The approval of the requested variances to reduce the minimum front and rear yard building setbacks will not affect the use and value of the area adjacent to the property in a substantially adverse manner because the surrounding area consists of commercial, office, and residential land uses that meet the intent of the zoning ordinance to provide a traditional neighborhood form. The proposed building setbacks will be comparable to the existing building setbacks in many of the residential neighborhoods within the City of La Porte.

The approval of the requested variance to allow vehicles to park perpendicular to the street will not affect the use and value of the area adjacent to the property in a substantially adverse manner because all of the existing driveways for residential dwellings in the City of La Porte require vehicles to back into the public street similar to the proposed arrangement for parking spaces to serve the residential townhome dwellings. The approval of the requested variance to not provide sidewalks for all uses along all major thoroughfare frontage on Boyd Boulevard will affect the use and value of the area adjacent to the property in a substantially adverse manner because the City of La Porte Trails, Greenways, and Blueways Master Plan identifies Boyd Boulevard as a future trail and/or multimodal pathway on the priority loop system. The approval of the requested variance to reduce the minimum public utility easement from 20 feet to 10 feet will not affect the use and value of the area adjacent to the property in a substantially adverse manner because public utilities can be provided within the proposed 10 foot easement within the development.

(3) The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought.

The strict application of the terms of the zoning ordinance to require the minimum front and rear yard building setbacks will constitute an unnecessary hardship because it would be otherwise be difficult to develop the type of residential subdivision that is proposed for the subject property. The approval of the requested variance to allow vehicles to park perpendicular to the street will constitute an unnecessary hardship because all of the existing driveways for residential dwellings in the City of La Porte require vehicles to back into the public street similar to the proposed arrangement for parking spaces to serve the residential townhome dwellings.

The strict application of the terms of the zoning ordinance to require sidewalks for all uses along all major thoroughfare frontage on Boyd Boulevard will not constitute an unnecessary hardship to develop the subject property because the City of La Porte Trails, Greenways, and Blueways Master Plan identifies Boyd Boulevard as a future trail and/or multimodal pathway on the priority loop system.

City staff suggests denial of the request to remove the sidewalk requirement along the Boyd Boulevard street frontage and recommends the addition of a modification to the variance request to add a condition requiring the developer to sign a waiver form to provide financial assistance to the City of La Porte for construction of a sidewalk or multi-use trail when the time becomes appropriate for developing the pathway connection along Boyd Boulevard.

The strict application of the terms of the zoning ordinance to require sidewalks along the Monroe Street frontage will constitute an unnecessary hardship because there is an existing sidewalk along Monroe Street. The strict application to require the minimum public utility easement of 20 feet will constitute an unnecessary hardship for developing the property as a residential subdivision because of the limited size of the subject property involved in the variance.

STAFF RECOMMENDATION:

Staff finds that the requested variance of development standards petition conforms to the goals and policies of the Countywide Land Development Plan. Staff recommends **approval** of the petitioner's requests as part of Variance of Development Standards Petition #25-15 with the following condition:

1.) That the developer shall sign a waiver form to provide financial assistance the City of La Porte with construction of a sidewalk or multi-use trail when the time becomes appropriate for developing the pathway connection along Boyd Boulevard.

Submitted to the Board of Zoning Appeals November 7th, 2025.

Applicant Presentation
Scott Savanic (Duneland Group) along with Tommy Evans (Duneland Group) and John Kavchak (developer) mentioned they are requesting several variances for the 31-acre property located on the corner of Monroe and Boyd Boulevard. Scott Savanic mentioned the subdivision layout was redesigned following prior public and commission feedback. In the new layout several interior roads were removed. Scott Savanic mentioned there will be 70 new single-family homes, 2 existing homes will remain onsite, and there will be 49 rental units on the north side of a newly named road. The following are the variances requested:

1. **Rear Yard Setback (R1D)**

    - From 20 ft to 10 ft
    - Purpose: preserve backyard open space and retain existing trees.

2. **Front Yard Setback (R2B)**

    - From 15 ft to 10 ft
    - Still provides approx. 18–19 ft from curb to building line to allow utility installations.

3. **Parking Areas**

    - Allow perpendicular parking that requires backing into the street for rental units.
    - Intended to reduce on-street parking and avoid constructing large parking lots that remove trees.

4. **Sidewalk Requirement on Boyd Boulevard**

    - Request to waive immediate sidewalk installation.

Staff Presentation
David Heinold explained staff analysis of the requested variances. David Heinold stated that the rear yard and front yard setbacks allow for additional space to be provided for open space within the development itself. David Heinold mentioned the setback reductions and parking configuration are consistent with similar city developments and pose no anticipated negative impact. Staff recommends developer participation via financial contribution to a future comprehensive trail/sidewalk project consistent with the city's Greenways & Blueways Master Plan.

Public Comment
Chair Brian Kajer opened the meeting to public comment and called for public comments.

There being no public comment for or against the variance petition, Chair Brian Kajer closed the meeting to public comment.

Board Discussion/Action
Mark Danielson asked when construction will begin.

John Kavchak mentioned construction will begin six to seven months from now.

Mark Danielson made a motion to **approve Variance of Development Standards #25-15 Petition** to **The Minimum Yard Setback from 20 Feet to 10 Feet in the R1D Zoning District; Reduce the Minimum Front Yard Building Setback from 15 Feet to 10 Feet in the R2B Zoning District; Allow two small parking areas perpendicular to the street for the townhome lots to allow motorists to back into the street; Remove sidewalk requirement along all major thoroughfare frontages; and Public Works Construction Standards Section 5.07 Easements to Reduce Minimum Public Utility Easement Standards from 20 Feet to 10 Feet** with the city's recommendation that the developer participates via a financial contribution to a future comprehensive trail/sidewalk project. The motion was seconded by Pete Saunders. A roll call vote was taken. The motion passed 4-0.

Yes Brian Kajer	Yes Pete Saunders	Absent Nate Loucks
Yes Vickie Gushrowski	Yes Mark Danielson	

Variance of Development Standards #25-15 Petition - Approved with City's recommendation that the developer participates via a financial contribution to a future comprehensive trail/sidewalk project - Approved 4-0

ITEM 9. Old Business

There was no old business.

ITEM 10. New Business

There was no new business.

ITEM 11. Adjournment

Vickie Gushrowski made a motion to **adjourn,** and the motion was seconded by Mark Danielson. The motion to **adjourn** passed 4-0. The meeting was **adjourned** at 6:26 pm.

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Brian Kajer, Chair Josette Schoof, Secretary