**WADENA COUNTY, MINNESOTA**

**PUBLIC HEARING MINUTES**

**Monday October 2, 2017**

**5:45 p.m.**

**Verndale City Office**

**101 Brown St. SW**

**MEMBERS PRESENT:** James Ackerson, Ardith Car, Tara Erckenbrack, Raye Ludovissie

**MEMBERS ABSENT:**  Jim Runyan

**STAFF PRESENT:** Barbara Holmes, City Clerk/Treasurer; Matt Uselman, Public Works Manager

**STAFF ABSENT**: Michael Madsen, Fire Chief; Gary Rosenthal, Liquor Store Manager; Cory Carr, Police Chief

**VISITORS PRESENT:** Marlo Benning**,** Verndale Sun; Dennis Zimmermann, Connie Putz, Joeb Oyster, Donald Weniger, Edward Masog

The purpose of this Public Hearing is to consider the Variance Request from Verndale Alliance Church to change the 2nd Avenue side of the property to a “side” instead of a “front”, which would reduce the setback to 10’ instead of 25’.

Uselman stated he did some measuring to see where the building would be if the Alliance Church decides to build. Uselman stated that the North side of the building would be 7 feet closer to the road than what it is right now. Uselman stated the building is too close right now for the 25’ setback. Uselman stated that if the church tears that side of the building down than the church has to abide by the 25’ setback so that’s why the church is asking for a variance. Uselman stated that if the church builds a new section the front street, which is Brown street, has a 25’ setback off of that, right now it sits right on the sidewalk so it will be setback 25’ off of Brown Street. Putz asked if there would be a 25’ setback on the North side, 2nd Ave, as well. Uselman stated no, the church is asking for a 10’ setback from 2nd Ave instead of 25’. Erckenbrack asked if the Council gives a variance why does it matter if it’s a front or a side. Holmes stated that the Church has a corner lot so by Ordinance there is 2 fronts. Holmes stated that the variance would be for one side of the lot to no longer be a front. Holmes stated the church is requesting the variance to call the 2nd Ave side a “side” instead of a “front” allowing a 10’ setback instead of a 25’ setback which is required for a “front”. Erckenbrack asked why it mattered what it’s called if the church is going to get a variance anyway. Holmes stated there needed to be a reason for a variance, so this is their reason. Erckenbrack asked if the Council would have to give a variance for the building because the building would only be 7’ from the road. Uselman stated no, the building will be 7’ closer to the road than it is now. Holmes stated that the church does not meet the standards for the what the Ordinance says, but the church is

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older than the Ordinance. Holmes stated that standing as it is, it’s fine, but now that they want to do construction and change it, the building needs to fall within the Ordinance or get a Variance to allow the change.

Putz asked the Zimmermann what is the reason for building, changing things. Zimmermann stated that they need more space for offices, Sunday School rooms, AWANA, a Fellowship Hall and to make it Handicapped Accessible. Zimmermann stated right now it is not Handicapped Accessible. Zimmermann stated the church would build an on-slab and tear down the North portion of the church and put something on the slab. Zimmerman stated there would probably be 4 offices, a kitchen, 3 or 4 bathrooms, a Fellowship Hall, and about 15 Sunday School rooms for AWANA. Putz asked what is going to happen to 2nd Ave down the road. Putz stated that the church has already requested some time ago to shut it down. Zimmermann stated that that won’t happen. Masog asked where are people going to park. Zimmermann stated they have a parking lot across the street to the East and they are going to make a parking lot to the Northwest corner, where that garage is. Erckenbrack asked if they will be tearing out the basement as well. Zimmermann stated yes, it will get filled in.

Erckenbrack asked with this Variance the church would be staying within the block, it would not be affecting the street. Zimmermann stated no, this would not affect the street. Carr asked if the church is only asking Council to say the front is on Brown Street and the side to be a side. Zimmerman stated yes.

The meeting was closed by Mayor Ludovissie at 5:55 pm.

**Submitted by: Attest:**

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Melissa Current, Deputy Clerk Ray Ludovissie, Mayor