

MINUTES – ZONING BORD OF APPEALS MEETING

Government Unit Conducting Meeting: Zoning Board of Appeals
Date: April 17, 2024
Time: 4:00 P.M.
Place: 400 4th Ave S, Park Falls

Members of the Zoning Board of Appeals Present – Dennis Wartgow, Terry Wilson, Michele Rhode, Mike Weidman

Members of Zoning Board of Appeals Absent – Victor Ambrose

Staff: City of Park Falls- City Administrator Brentt P. Michalek, Shannon Greenwood

Public: Jeff Seamandel, Linda May, Holly Nowak, Scott Schultz

Meeting was called to order by Chairman Dennis Wartgow at 4:30 pm.

Public Comment – None.

Zoning Board of Appeals Case #24-003; Request for a variance from the zoning ordinance to allow for an encroachment of 25' into the front yard setback on Veterans Way, an encroachment of 15' into the front yard setback on 4th Avenue South, as well as an encroachment of 10' into the side yard setback on the North side of the building for a YMCA at 400 4th Avenue South in the City of Park Falls.
Parcel ID# 50-271-2-40-01-23-5 15-024-34010

General Hearing proceedings started with Chairman Dennis Wartgow giving a statement of the nature of the case. The appellant did not request a Contested Case hearing, so we will convene with a General Hearing. Appellant presented their case and Exhibits 1-3. They would like the variance to allow for an addition to the existing building that will be the YMCA's wellness center. The current building is approximately 9,400 sq/ft and has 26 parking stalls. The proposed wellness center and gymnasium additions will be approximately 4,240 and 8,615 sq/ft respectively and will include 39 new parking stalls. Parking requirements state it is considered a combined use facility. Based on this ordinance the required total number of joint parking spaces must be within 500 feet of the use it will serve, and this satisfies the ordinance requirements. The Board was allowed questions at this time. The Zoning Administrator presented their case and Exhibits A-J. Reviewed ordinance standard. The Zoning Administrator stated that he has no objections to approving the variance request. The Board was allowed questions at this time. Statements by interested persons, neighbors or abutting landowners were opened. The Board was allowed questions at this time. The appellant was given a rebuttal time. The ZBA deliberated, reviewing the evidence presented. There was a motion from Alderman Wilson and seconded by Michele Rhode to approve an encroachment of 25' into the front yard setback on Veterans Way, an encroachment of 15' into the front yard setback on 4th Avenue South, as well as an encroachment of 10' into the side yard setback on the North side of the building for a YMCA of the Northwoods at 400 4th Avenue South in the City of Park Falls. Motion carried, 4-0.

Meeting adjourned at 4:44 p.m.

Prepared by: Shannon Greenwood – City Clerk