

## ZONING BOARD OF APPEALS MINUTES NOVEMBER 2, 2023

The Zoning Board of Appeals Committee of Park Falls met at 4:00 PM on Thursday, November 2, 2023. Chairman Dennis Wartgow called the meeting to order at 4:03 PM and the following members were present:

Chairman: Dennis Wartgow

Members: Sharlene Gelina  
Victor Ambrose  
Michele Rhode  
Terry Wilson

City Administrator: Brentt Michalek

Also present: Michelle Smith, Joe Wolf, Fr. Shaji

There was no public comment.

Case 23-002: Variance Request to Allow for an Encroachment of 13'2" into front yard setback @ 276 5<sup>th</sup> Ave. S.

Exhibit 1 was handed out from the petitioner. Victor Ambrose asked if they were going to use the same concrete pad. (Yes they were). Sharlene Gelina asked how stable the elements are due to the fact that they have been exposed to the elements for a while. (Footings will be repaired as well as anything else that needs it) Dennis Wartgow asked if they are in violation of the raze order permit that was issued. In the raze order, it stated that all concrete was to be removed 2 feet below the grade and this was not done. (There was some miscommunication between the City and the petitioner.) @4:08 PM, the Zoning Administrator presented his exhibits A-K. Dennis Wartgow stated that there has to be a hardship in order for the zoning board of appeals to approve a case. Sharlene Gelina asked the question as to why the footings were not removed. (petitioner responded there was a misunderstanding of what could remain on the grounds) @4:27 PM, Joe Wolf responded to questions posed by the board. There would be a hardship for the church because they would need more money if not able to use the current base. The new garage would be used for storage.

@4:32 PM, Dennis Wartgow closed the hearing. The following comments from the board were noted: Sharlene Gelina stated that if the raze order was taken care of-this board wouldn't have had to meet. Fr. Shaji responded that he should have had some type of written documentation stating he was allowed to keep the current foundation under the grandfather law. The plan the whole time was to save the garage platform. Joe Wolf asked what the issue is of having the garage there when it has been there for a number of years. Sharlene Gelina stated that because the raze order was not complete, that is on the City; the church thought they could use the platform. Motion by Sharlene Gelina and seconded by Victor Ambrose to allow building to go up on this location and to allow the variance setbacks. Amendment by Victor Ambrose to modify the motion to read the following: To allow the building to go up on this location and to allow the 13'2" variance setbacks in keeping with the existing setbacks within that neighborhood. Motion carried, 5-0 to approve the amendment. Motion carried as amended by a 3-2 vote, with Dennis Wartgow and Terry Wilson saying no.

The meeting was adjourned at 4:57 PM by Dennis Wartgow.

Michelle M. Smith  
Clerk and Treasurer