



**Variance Board Regular Meeting
City Council Chambers, 2660 Civic Center Drive
Minutes – Wednesday, December 3, 2025 – 5:30 p.m.**

1. Call to Order

Chair Aspnes called to order the regular meeting of the Variance Board at approximately 5:30 p.m. and reviewed the role and purpose of the Variance Board.

2. Roll Call & Introductions

At the request of Chair Aspnes, City Planner Thomas Paschke called the Roll.

Members Present: Chair Aspnes, Vice Chair Barstad, and Member Campbell Jensen

Members Absent: None

Staff Present: City Planner Thomas Paschke, Community Development Director Janice Gundlach, and Senior Planner Bryan Lloyd

3. Approval of Agenda

MOTION

Member Campbell Jensen moved, seconded by Member Barstad to approve the agenda as presented.

Ayes: 3

Nays: 0

Motion carried.

4. Review of Minutes: June 4, 2025

MOTION

Member Barstad moved, seconded by Member Campbell Jensen to approve the June 4, 2025, meeting minutes.

Ayes: 3

Nays: 0

Motion carried.

5. Public Hearing

Chair Aspnes reviewed the protocol for Public Hearings and public comment and opened the Public Hearing at approximately 5:36 p.m.

a. PLANNING FILE 25-019

Consider a Request to Allow a Proposed Second Story Home Addition within the Required Minimum Setback from the Ordinary High Water Level at 513 Heinel Drive.

Senior Planner Lloyd reviewed the variance request for this property, as detailed in the staff report dated December 3, 2025.

Mr. Lloyd explained that the variance is needed because the structure is closer to the ordinary high water level than the zoning code allows. He noted that the application will be reviewed in January, so the Board needs to open the public hearing, keep it open until then, and make a motion to table until January 7, 2026.

MOTION

Member Barstad moved, seconded by Member Campbell Jensen, to table until January 7, 2026, to allow time for additional information to be presented and reviewed.

Ayes: 3

Nays: 0

Motion carried.

b. PLANNING FILE 25-016

Consider a Request by Hempel Real Estate to Allow a Proposed Building to Occupy Less of the Required Street Frontage Required by Section 1006.04.E.3 (Frontage Requirement) of the City Code at 2700 Snelling Avenue.

Mr. Paschke announced that the applicant requested that the item be pulled from the agenda due to major modifications to the proposal. The applicant's client is considering significant changes, which may render the variance unnecessary.

Chair Aspnes inquired if the public would be notified if a new variance request was made.

Mr. Paschke confirmed they would be notified.

A resident at Applewood Point Senior Housing, spoke to the Board about the proposed use and design and whether this proposal would affect the environmental benefits of the community around the pond that Applewood Point Senior Housing overlooks. He asked whether the developer would ensure the project design would not encroach on the pond's use.

c. PLANNING FILE 25-018

Consider a Request by Scott Beitz of Roseville Automotive to Allow a Proposed Addition to Encroach into the Minimum Required Side Yard Setback at 2150 Hamline Avenue.

City Planner Thomas Paschke reviewed the variance request for this property, as detailed in the staff report dated December 3, 2025.

Mr. Paschke presented the request by Mr. Scott Beitz to allow a proposed addition to encroach into the minimum required side yard setback at 2150 Hamline Avenue. The addition would include two new stalls and provide more storage and better access for the business, encroaching approximately 17.5 feet into the south side yard setback.

The variance is recommended given the site's unique circumstances and the need to support a thriving business.

Member Barstad inquired about the risks of proximity to the property line.

Mr. Paschke discussed the distance separation from the adjacent property line and the main purpose of required setbacks being for addressing site drainage. He further indicated site drainage for the proposal could be resolved in a number of ways.

Chair Aspnes voiced concerns regarding doubling the size of the building on the small lot size, parking issues, and closeness to residential properties.

Mr. Scott Beitz, the applicant, addressed the Board to explain the need for more parking bays to improve efficiency. He mentioned efforts to resolve drainage issues by working with Xcel Energy and the neighboring property owner on a legal parking easement.

Mr. Troy Miller, owner of Troy's Corner, supported the variance, stressing the significance of providing reliable transportation options for the community.

Ms. Karen Olson, a resident and customer of Roseville Auto Repair, supported the variance but expressed concerns about possible effects on property values.

Mr. Perry Nolan, owner of Roseville Auto Repair, addressed the Board about his business needs and shared his expectations regarding what Mr. Beitz can do to help keep his business operating.

Chair Aspnes closed the public hearing at 6:10 p.m.

Member Barstad inquired about precedents for similar variances.

Mr. Paschke confirmed that such variances have been granted in the past.

MOTION

Member Campbell Jensen moved, seconded by Member Barstad, to recommend approval of a 2.5-foot side yard setback when 20 feet is normally required for a proposed 52-foot by 30-foot vehicle service addition to the existing building, based on the submitted plans and the comments and findings of the report.

Ayes: 2

Nays: 1 (Aspnes)

Motion carried.

6. Adjourn

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Member Campbell Jensen, seconded by Member Barstad, to adjourn the meeting at 6:13 p.m.

Ayes: 3

Nays: 0

Motion carried.