



**Variance Board Regular Meeting
City Council Chambers, 2660 Civic Center Drive
Minutes – Wednesday, January 7, 2026 – 5:30 p.m.**

1. Call to Order

Chair Aspnes called to order the regular meeting of the Variance Board meeting 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 Barstad moved, seconded by Member Campbell Jensen, to approve the agenda as presented.

Ayes: 3

Nays: 0

Motion carried.

4. Review of Minutes: December 3, 2025

MOTION

Member Campbell Jensen moved, seconded by Member Barstad, to approve the December 3, 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 6:22 p.m.

a. PLANNING FILE 25-019

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

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Senior Planner Lloyd presented the proposal to add a second story to the home, noting the home's walkout level and its proximity to the ordinary high-water level. He explained that the proposal aimed to add a living area without bringing the building closer to the lake or increasing impervious coverage, which was already over the limit.

Mr. Lloyd explained the property's existing conditions, including the sewer easement and the nonconforming conditions that existed before Roseville adopted shoreline regulations. The proposal included planting large overstory trees to minimize visibility of the home from the lake, but this was not feasible given the existing tree cover. The new requirement for variances in the shoreland district involved restoring some amount of the shoreline to native plants, but this did not apply to the current proposal. The roof design included collecting stormwater from the flat roof area and directing it to an existing rain garden on site, which should improve stormwater runoff management.

Member Barstad asked about the feasibility of building to the south of the existing home, noting the large tree and shading.

Mr. Lloyd explained that adding another floor without expanding the footprint was a less intrusive approach than expanding southward.

Member Barstad inquired about the rain garden's location and the structural support for the addition.

Mr. Lloyd clarified that the rain garden was on the property and that the existing foundation and exterior walls provided the structural support.

Mr. Carlos Perez, an architect at Strole & Company, thanked the staff for their presentation and explained the decision to add a second story rather than expand southward. He detailed the design considerations, including removing a six-foot overhang to reduce impervious area and directing stormwater to the existing rain garden.

Mr. Olov Strole, the builder, emphasized the environmental benefits of the proposed design, including reducing water runoff towards the lake and improving shoreline stability. He expressed their willingness to consider shoreline restoration and provided additional information to the board.

Member Barstad asked about the rain garden concept and the existing stormwater management system.

Mr. Strole explained the current stormwater management system, which included a pond and primary rain garden on the property.

Chair Aspnes confirmed the applicant's understanding of the rain garden.

Chair Aspnes closed the public hearing at 6:23 p.m.

MOTION

Member Barstad moved, seconded by Member Campbell Jensen, adoption of Variance Board Resolution No. 176 (Attachment 4), entitled “A Resolution Approving a Variance to Dimensional Standards Pertaining to a Home Addition at 513 Heinel Drive (PF25-019).”

Ayes: 3

Nays: 0

Motion carried.

b. PLANNING FILE 24-008

Extension of Validation Timeline for the Variance Approved in Planning File 24-008.

Senior Planner Lloyd reviewed the variance request for this property, as detailed in the staff report dated January 7, 2026.

Mr. Lloyd reviewed the extension of the validation timeline for a variance approved in 2024. He noted that the variance was approved with a one-year validation timeline, and the homeowner requested an extension due to delays in project start. He explained that the extension is reasonable given the delays and recommended it.

MOTION

Member Campbell Jensen moved, seconded by Member Barstad, approving an extension of the time allowed to validate the variance approved by Variance Board Resolution #167 until December 31, 2026, based on the content of this RVBA, public input, and Variance Board deliberation.

Ayes: 3

Nays: 0

Motion carried.

6. Adjourn

MOTION

Member Campbell Jensen, seconded by Member Barstad, to adjourn the meeting at 6:31 p.m.

Ayes: 3

Nays: 0

Motion carried.