

City of Dover Meeting and Variance Hearing Minutes September 2, 2021

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The City of Dover Council met as the board of appeals to hear a variance request by Jason and Mary Koehler. The meeting was called to order by Mayor Iseminger at 6:33 PM.

Present were Mayor Dave Iseminger, Council Members Kevin Connor, Chelsie Kiekbusch and Roger Ihrke; absent Jaime Putzier. staff in attendance were: City Clerk/Treasurer Gary Pedersen & Water Superintendent Marvin Ihrke -. Others in attendance: Ron Ellis, Carol Ellis, Jason Koehler, Mary Koehler, Joan Flury, Chuck French, State Senator Carla Nelson and her husband.

Mayor Iseminger opened the meeting and the public hearing by giving an opening statement with the request and what the issues are. Driveway width of 72 feet which is 48 feet over what is allowed in the Road Design Manual, which the city uses as their guideline. The city allows a 24-foot maximum width for residential driveways. This is an after-the-fact variance request.

Mary Koehler notified the council that she was recording the meeting. Discussion took place with the applicant about other driveways that were over 24 feet in the city and how they were allowed or were they “just put in”. According to the council there have been other variances approved for wider driveways for residential lots up to 32 feet in width, they did not think any were allowed wider than that.

Reasons behind limiting driveway width have to do with on street parking and safety for the public as to where vehicles can enter the street from. If everyone had a 72-foot driveway there would be very little on street parking areas left.

Mary and Jason talked about the options provided in the staff report and suggested they would like option 3 to allow the cement pad to stay with conditions placed on the variance as noted in the staff report.

Two council members also said that option 3 would make sense, option 1 was to tear out the cement and both sides agreed that was not going to happen, option 2 was to rezone the lot to commercial and the applicant stated that they invested a lot of money to make the building “residential” therefore they felt that was not a realistic option for them.

Motion by member Ihrke to approve the variance request for the driveway at 72 feet wide with five conditions placed on the variance document, the motion was seconded by member Connor, the conditions are:

- a. **If any work is required to be done on the street or right-of way, the city would only be responsible for 24 feet of street construction costs in front of the lot, the owner would have to pay for the rest of the costs incurred on the remaining 48 feet of the cement pad.**
- b. **City water main runs under the cement pad in the right of way area- if problems exist and the water main must be dug up, the city shall only be responsible for 24 feet in width for the cement, the additional part would be the owner of the lot’s responsibility.**

- c. If the residential building is ever removed or destroyed by more than 50%, the owner of the lot must remove the cement pad and comply with the standards for driveway width.

- d. If water run-off damage is created because of the additional impervious surface (estimated at 6,640 square feet) the owner will have to incorporate a plan approved by the city to take care of the problem, whether the water is affecting the city street(s) or private properties.

- e. Sidewalk along the north side of Center Street was removed and needs to be replaced by the lot owner to maintain the city's pedestrian facilities plan.

The motion carried with all in favor of the motion.

The public hearing was closed by Mayor Iseminger and the meeting ended at 7:12 PM.

The Regular Monthly Meeting of the Dover City Council was called to order at 7:12 PM by Mayor Dave Iseminger in City Hall as posted.

Present for the meeting were the same as the public hearing list.

The October meeting is scheduled for Thursday October 7th.

Motion by member Ihrke and seconded by member Connor to approve the agenda as proposed, the motion carried.

Chuck French of Chatfield, MN approached the council about purchasing the “old city hall building” along county road 10. The council advised him to get a tour of the building and then decide if he still would like to pursue the request. The council has not made a decision if the building is even for sale at this point.

State Senator Carla Nelson gave the council a wrap up of the last session and asked if there was anything she could do on behalf of the city. Council looking for funds for city projects if possible.

Motion by member Ihrke to approve the proposed meeting minutes from the August meeting, member Kiekbusch seconded the motion, the motion carried.

Motion by member Ihrke and seconded by member Connor to approve paying the bills as presented and approving the financial documents as presented, the motion carried.

Clerk report:

- Questioned the council if they would want to have the holding pond area on the east end of the city mowed again this fall- tabled until next meeting.
- Marvin Ihrke updated the council on the work done on well number 3 this past year.
 - New pump

- Alterations needed because of the new pump
- Leaking valve on water tower fixed.
- Water Assistance program will start up again October 1st, the city has signed up to take these funds.
- City maintenance person has been putting asphalt sealer down on the bike/walking path on the east end of the city along county 142- looks very nice and will keep the path in good shape.

Old Business:

Motion by member Connor and seconded by member Kiekbusch to apply for phase 2 of the generator grant, the motion carried. Phase one is now complete and the city has received the funds for that part of the project.

The city was notified that it will receive a grant for \$10,000 from the South East MN Initiative for a community kitchen to be developed in the community center. Mayor Iseminger appointed members Ihrke and Kiekbusch to form a committee to move the kitchen forward.

New Buisness:

A proposed budget was introduced by the clerk/treasurer for 2022.

Motion by member Kiekbusch and seconded by member Connor to approve the proposed levy, the motion is to increase the general property taxes by 7% which amounts to \$19,140 and the overall general fund is proposed at \$292,566 the motion also includes the bond payments as scheduled. The motion carried. With consideration of the bond payments overall increase would be 1.3%.

A motion by member Ihrke and seconded by member Connor to let a three-year contract for city lawn mowing for the years 2022-2024 at the October meeting, the motion carried.

Motion by member Ihrke and seconded by member Connor to approve a request by Brad Glynn to hold an outside band for an event on 9/18/21, the motion carried with the usual conditions.

Motion by member Ihrke and seconded by member Connor to set the cities truth-n-taxation meeting for Thursday night December 2 at 7:00 PM at city hall board room, the motion carried.

Motion by member Kiekbusch and seconded by member Connor to accept a donation for \$245 as a “park memorial” from the family of Lincoln Henry, the motion carried.

Central Tank submitted a quote to paint the south water tower, while they were fixing the valve leak- said it would be a good time before sandblasting would be required- council tabled this idea. The quote is \$39,000 for the project.

Motion by member Kiekbusch and seconded by member Connor to give Mayor Iseminger the authority to hire the city attorney to send a letter to a lot owner to clean up the property of junk, mow lawn, control weeds and keep the boulevard clear, the motion carried.

A motion by member Ihrke and seconded by member Kiekbusch to adjourn at 9:24 PM, the motion carried.

Gary Pedersen- Dover City Clerk