



- Exhibit 3 – Staff Memo
- Exhibit 4 – Certificate of Survey

Administrator Wickham read the staff memo stating that the applicant is applying for a variance from the side yard and front yard setback for a detached garage.

Anthony Olejar, 2242 213<sup>th</sup> Lane NW

Mr. Olejar stated he was trying to build as big as he could but decided not to build as big because his neighbor was not on board. He worked with the surveying company to lay out how big the garage could be in proportion to the house.

Commissioner Farah mentioned he had previous concerns about getting a truck in between the well and the neighbor's property line.

Chair Johnson asked how deep the well was. He added it is a consideration on whether the pump could be manually pulled out or not. Mr. Olejar replied that it was a consideration when he was trying to determine how much space he would need.

Chair Johnson mentioned that they would include a finding that it does not constitute any permanent improvements to the road right-of-way. Administrator Wickham replied that the applicant would need a driveway permit.

Mr. Olejar asked if he would be able to put in an apron to the property line. Chair Johnson replied that he could.

Chair Johnson stated that Mr. Olejar cannot pave the entire driveway but to work with the City to determine a plan.

**Public Comment:**

Chair Johnson opened the meeting for public comment at 6:50 p.m.

Administrator Wickham noted that staff received a phone call from the Campbells at 21252 South Lake George Drive NW in favor of the variance.

After calling for public comment and hearing none, Chair Johnson closed the public hearing at 6:51 p.m.

Commissioner Hall asked if the ditch was a County ditch. Chair Johnson replied that it did not look like it was a County ditch.

The following findings were reviewed:

1. The subject property is zoned Single Family Residential (SFR)
2. Anthony Olejar and Debra Nickels own the subject property according to Anoka County Tax Records.
3. The subject property is approximately .28 acres according to Anoka County.
4. The subject property is a platted lot of record and legally described as Lots 7 & 8 Block 13 Shady Oaks, Subj to Ease of Rec.
5. A certificate of survey of proposed conditions was prepared by Widseth and signed by Shawn M. Kupcho registered land surveyor and dated December 12, 2024.
6. The property is within 1,000' of Lake George a General Development (GD) classified lake so the

property is subject to the shoreland ordinance.

7. A notice of public hearing was sent to the Department of Natural Resources (DNR) on January 3, 2025.
8. Section 109-48 (a) of the Oak Grove City Code allows for the granting of variances in cases where the “property owner proposes to use the property in a reasonable manner not permitted by a zoning requirement; the plight of the landowner is due to circumstances unique to the property and not created by the landowner; and the variance, if granted, will not alter the essential character of the neighborhood.”
9. The property owners propose to use the property in a reasonable manner.
10. The plight of the landowner is due to circumstances unique to the property and not created by the landowner.
11. The variance will not alter the essential character of the neighborhood.
12. The variance request is reasonable and meets the city’s criteria.
13. The applicants have identified practical difficulties and meet the requirements for granting a variance.
14. The exhibits submitted for the review of Applicant’s Variance application are as follows:
  - Exhibit 1 – Public Hearing Notice
  - Exhibit 2 – Application Packet Submittal for Variance
  - Exhibit 3 – Staff Memo
  - Exhibit 4 – Certificate of Survey

**MOTION:** Commissioner Tjepkes moved that the Planning Commission recommends to the City Council approval of the application with findings of fact. The motion was seconded by Commissioner Farah. Motion carried 5-0. This will go to the City Council meeting on January 16, 2025.

Chair Johnson explained that the Commission is recommitting to being open for residents in order to help them with resources and processes.

Chair Johnson noted that Administrator Wickham would be reaching out to Commissioner Untereker to be recognized for his years of service during an upcoming Planning Commission and City Council meeting. He added that the City Council approved the Planning Commission to continue to meet on the third Thursday of each month.

## **ADJOURNMENT**

Commissioner Hall made a motion to adjourn. The motion was seconded by Commissioner Tjepkes. Motion carried 5-0. The meeting was adjourned at 6:59 p.m.

Respectfully Submitted,  
Loren Wickham, City Administrator