

The Hokah City Planning Commission met at the Hokah Fire Hall for a Public Hearing on a variance application submitted by Randy & Sandy Munson to construct a 40' by 50' garage addition. The meeting was called to order at 5:33pm on July 11, 2017, and in attendance were Administrator Rod Blank, Mayor Mike Walsh and commission members Don Bissen, Matt Vetsch, The addition will also connect the current shop & office with living quarters above at 550 Mount Tom Boulevard within the city of Hokah.

Administrator Rod Blank produced the initial letter from the Munsons received by the city office, dated May 26, 2017. The letter was a request for variance in regard to:

- A) front yard footage less than 30' and
- B) building an apartment above a proposed garage/shop and over roof of current office space

Administrator Blank continued that the request was to build a 40' by 50' deep-truck shop addition to the north and connect it to the existing shop. The Munsons' desire as stated was to build an addition in line with the current truck shop. The current shop is approximately 14' 6" from the edge of the street. In addition to the living quarters above the shop, the Munsons also requested to build a 30' x 65' high-ceiling storage shed. The proposed shed will be 23' from the south edge of the street, 32' from the north-west end and 44' at its closest from the edge of county highway 7. The variance is requested to be good for 24 months.

Administrator Blank noted that, in accordance with notice policy, he has communicated with Houston County, as the Beacon website shows some of the land mentioned in the variance is owned by the county. The county responded to Blank saying that the website was in error and that the city is the owner of the land. Blank also contact the state of Minnesota, who also stated no issue with the variance.

Randy Munson then displayed a drawing of the proposed building, and spoke to the commission, saying he does not have prices on the construction until he has approval from the city. Without the prices, Munson said, "I can't swear to you that it's gonna go forward." Munson asked if there would be an issue if, after getting prices, the completed construction was less than the quoted dimensions. Administrator Blank replied that a smaller structure shouldn't be an issue if the space was already approved. Commission member Don Bissen asked for clarification with the county land, and Blank explained that the Beacon website is in error and Munson should clear that up with the county before any titling is done.

Bissen asked about the water and sewer situation at the property, and Munson replied that the property has a well and holding tank, and therefore is not on city water or sewer. Because the city has no plans to install water or sewer in the near future, Munson said his plans were to put in a second holding tank or to replace the current one with a larger size. Bissen mentioned that all new construction within the city limits should be hooked up to water and sewer, but Blank explained that, without the lines currently being run to the area, the situation is different. The Munsons explained that he has someone lined up to maintain the situation in accordance with the original county regulations, and they would still need to examine the situation after the variance was passed before anything definite could be decided. Blank opened the hearing to comments from the audience, of which there were none. Bissen asked again about possible future water and sewer hookups, and Blank noted that the variance will be granted including language saying the city would not be able to provide water or sewer, to which the Munsons agreed. Citing that there were still tasks to be performed by the Munsons with Houston County, commission member Matt Vetsch moved to approve the variance, with Bissen seconding. Bissen, Vetsch and Walsh all voted aye, and the variance was approved. The meeting adjourned at 5:44pm.