

**Village of North Hudson  
Board of Zoning Appeals  
Village Hall 400 7<sup>th</sup> Street North  
Tuesday, March 13, 2018 @ 7:00 p.m.**

**Minutes**

**Call to Order: roll call**

Chair Chuck Roberts called the meeting to order at 7:00 p.m. Answering the call were members Anderson, Coulter, Hines, and Yell. A quorum was present and the meeting was duly noticed. Also in attendance was Deputy Clerk/Treasurer, Jessica Lehman.

**Approval of the minutes: August 8, 2017**

**Motion (Yell/Coulter) to approve the August 8, 2017 meeting minutes as written. Motion carried.**

**Public Hearing – Ron Johnson, representing Eastbank Condominiums**

**The public hearing was opened at 7:02 p.m.**

Raeann Palmer, representative for Eastbank Condominiums, was present. Palmer stated that Eastbank Condominiums has submitted a variance application and is requesting to level out and to enlarge the current grassy patio area. In addition, the patio area will either be paved with permeable pavers or sod will be laid down. Palmer explained that the existing uneven surface and slope present difficulty for the senior residents. Enlarging and leveling the area would allow additional and safer seating. Other possibilities would be to add a retaining wall, fire pit and/or built-in seating to the area. Palmer added that no exact plans have been agreed upon by the residents of Eastbank Condominiums because they would like to know what variations could be approved beforehand.

Roberts stated that specific details need to be submitted for the new patio and walkway area that is within the Lower St. Croix Riverway Zoning District. Per Municipal Code 98-151, the submitted plans do not meet ordinary high water mark setback requirements. Roberts explained that exact plans and what variance they are seeking need to be submitted to the committee in order for the Committee to make their decision.

**The public hearing was closed at 7:26 p.m.**

**Motion (Hines/Coulter) to deny the variance request as presented by Eastbank Condominiums, Units 1-22, Eastbank Ct. N. due to insufficient plans.** Roberts stated that concrete plans will need to be submitted. Roberts explained that the committee is looking for the variance that is being asked and exact plans of what will be done. The rest of the committee agreed that the plans presented were insufficient and detailed specifics were needed. **Motion passed on a roll call vote of 5-0. Coulter-yes, Hines-yes, Roberts-yes, Yell-yes, Anderson-yes.**

**Adjournment**

**Motion (Coulter/Hines) to adjourn the meeting at 7:27 p.m. Motion carried.**

Respectfully submitted by,  
Jessica Lehman  
Deputy Clerk/Treasurer