



**AGENDA OF THE
PLANNING COMMITTEE MEETING**

**CITY OF BIRCHWOOD VILLAGE
WASHINGTON COUNTY, MINNESOTA
April 24th, 2025
7:00 P.M.**

Planning Committee

Andy Sorenson, Chair
Mike Kramer, Secretary
Michelle Maiers
Michael McKenzie
Casey Muhm
Ryan Hankins, Council Liaison

APPROVE AGENDA

OPEN PUBLIC FORUM

ANNOUNCEMENTS

APPROVE MINUTES---Meeting of March 27th, 2025 was cancelled

A. Variance Review for 425 Lake Ave

Hold Public Hearing

A. Review Findings by Marcus Johnson, City Engineer*

i. 302.050, Impervious Surfaces and Lot Coverage.

1. Assign Conditions

2. Approve or Deny Variance*

ii. 302.055.2.a.4, Land Disturbance Activity Standards – no grading or filling
shall be permitted within 20 feet of the OHWL of the lake.

1. Assign Conditions

2. Approve or Deny Variance*

* Denotes items that have supporting documentation provided

iii. 302.055.2d7b3, requires protective buffer strip of vegetation at least 16.5' back from the OWHM.

1. Assign Conditions

2. Approve or Deny Variance*

iv. Approve Findings of Fact

1. Is the request reasonable with the general purposes and intent of the ordinance? Why or why not?
2. Are there special conditions or circumstances that are peculiar to the land, structure, or building involved? Why or why not?
3. Were the special conditions or circumstances created by the applicant's action or design solution? Why or why not?
4. Will granting a variance result in any increase in the amount of water draining from the property? Why or why not?
5. Will granting the variance impair an adequate supply of light and air to adjacent property, or unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, or welfare of the residents of the City? Why or why not?
6. A variance must not be granted simply because there are no objections or because those who do not object outnumber those who do?
7. Is the applicant proposing a reasonable use for the property under terms of the Zoning Code? Why or why not?

B. Correcting Variance Document-131 Wildwood Ave

Review variance document for 131 Wildwood Ave*

ADJOURN

* Denotes items that have supporting documentation provided