

**CITY OF BAYPORT  
CITY COUNCIL WORKSHOP MINUTES  
COUNCIL CHAMBERS  
FEBRUARY 27, 2023**

**CALL TO ORDER**

The workshop was called to order by Mayor Michele Hanson at 6:54 p.m.

**ROLL CALL**

Members present: Michele Hanson, John Dahl, Ethan Gilmore, Katie Hill, and Connie Carlson (arrived at 4:30 p.m.)

Staff present: Interim City Administrator Matt Kline, Assistant City Administrator/Planner Sara Taylor, and City Attorney Tom Loonan

**DISCUSS APPLYING STATE STATUTE CRITERIA AND ESTABLISHING FINDINGS OF FACT FOR PENDING AND FUTURE VARIANCE APPLICATIONS**

Attorney Loonan provided an overview of applying the state statute criteria set forth in Minn. Stat. § 462.357, subd. 6 and requirement to establish findings of fact relating to those statutory requirements for pending and future variance applications. Discussion followed on application of the variance criteria as it relates to the proposed east addition at 317 Lake Street, which is slated to be considered at the March 6 regular City Council meeting. Attorney Loonan summarized staff's interpretation of the ordinance and analysis of the application substantiating staff's recommendation for denial of the east addition due to the request's failure to comply with all statutory criteria. He also provided further guidance on establishing findings of fact and conditions if the City Council feels that criteria exists to satisfy the statutory requirements.

Councilmembers expressed varying levels of support for the variances and lack of consensus on whether the east addition met statutory criteria. Discussion followed on potential conditions to address and/or mitigate other non-conforming conditions on the property that do not comply with riverway, floodplain, or zoning ordinance regulations, and/or incorporate stormwater best management practices if the City Council determines the applicant has satisfied the statutory criteria for approval of the variances. Conditions of approval supported by the City Council included removal of excess impervious surface to meet the 20% maximum required by ordinance, implementation of enhanced landscaping between the house and the river to visually screen the existing structure and proposed additions as viewed from the river, implementation of enhanced stormwater management practices to effectively capture and treat drainage/runoff, and removal of the existing substandard, non-conforming remnant foundation of a boat house to mitigate blight and improve the overall visual aesthetic of the property as viewed from the river. Further consideration of the 317 Lake Street application will resume at the March 6, 2023 regular City Council meeting.

**ADJOURNMENT**

It was moved by Councilmember Dahl and seconded by Councilmember Carlson to adjourn the workshop at 8:18 p.m. Motion carried 5-0.