

# MEMO

TO: City Council

FROM: Planning Commission

DATE: September 15th, 2020

SUBJECT: Variance Request – EPIC Companies Inc

At the September 15<sup>th</sup>, 2020 Planning Commission meeting, a public hearing was held on a request from EPIC Companies Inc to request a height variance.

Along with the Planning Commission, no one from the public was present.

All property owners within 350 feet were notified of the time and place of the public hearing.

Proper notice was also published in the September 3rd edition of the Perham Focus.

All pertinent information regarding this application is included.

Below are excerpts from the minutes of that meeting.

## **Public Hearing for Height Variance for EPIC Companies Inc**

Chairman Tellinghuisen opened the public hearing at 7:30 a.m.

Smith discussed that EPIC Companies Inc would like a variance for height. They would like to have the option to go 65 feet high with their mixed-use development. 50 feet is the max height in the downtown district. There will be four floors of apartments and one floor of retail. EPIC Companies Inc is waiting to acquire the properties and permit until the variance is approved.

With no further discussion the public hearing was closed at 7:41 a.m.

## **Height Variance for EPIC Companies Inc**

The Height Variance for EPIC Companies Inc was approved on a motion by Keil, seconded by Stoll, and passed without dissent.

**RESOLUTION NO. 2020-**

**RESOLUTION IN THE MATTER OF GRANTING A VARIANCE TO  
EPIC COMPANIES INC  
PERHAM, MINNESOTA**

WHEREAS, pursuant to an application and petition for variance from certain height requirements received from EPIC Companies Inc, a Public Hearing was held on September 15, 2020 to consider said variance; and

WHEREAS, all affected property owners were duly notified of the date, time and place of the Public Hearing held to consider the variance application; and required notice of said public hearing was published in the September 3, 2020 edition of the Perham Focus; and

WHEREAS, all persons were given an opportunity to be heard at the hearing; and

WHEREAS, the Planning Commission felt that the increased height would not be a detriment to the character of the neighborhood.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Perham, Minnesota:

A variance is granted from the normal height requirements in accordance with City of Perham Ordinance No. 286 Section 20 subsection 10, as amended, is hereby approved, permitting a structure higher than the 50 feet but not to exceed 65 feet at the following described property:

**210 E Main St in Perham, MN  
Section-14 Township-136 Range-039**

ORIGINAL PLAT - PERHAM  
NELY 81.95' LOTS 5 & 6 BLK 9  
SWLY 68.05' LOTS 5 & 6 BLK 9  
W 48' OF LOT 4 BLK 9

The City Manager is hereby directed to record said zoning variance in accordance with appropriate procedures.

Adopted by the City Council on the 12th day of October 2020.

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Mayor – Timothy Meehl

ATTEST:

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City Manager – Jonathan Smith