

**BOARD OF ADJUSTMENT MEETING MINUTES
November 12th, 2013**

OPENING CEREMONIES AND PRESENTATIONS

I. CALL TO ORDER

Chairman Larry Bares called the meeting to order at 7:30am. Mr. Bares reminded the board that at the last meeting the first four (4) items were heard by members but no action was taken as there was no quorum.

Steven Josephson stated that Scott Heckaman with Boundary Engineering withdrew verbally item #3.

II. ROLL CALL

PRESENT: Larry Bares, Scott Bullinger, Trevor Ernst, Blaine Dukart and Pat Bren

ABSENT:

STAFF: Steven Josephson

III. MINUTES

Minutes of the September 13th, 2013 and October 14th, 2013 meeting submitted for approval.

MOTION BY: Scott Bullinger

SECOND: Blaine Dukart

Motion to approve both minutes as written.

DISPOSITION: Motion carried unanimously.

REGULAR AGENDA

1. TO CONSIDER A REQUEST FOR AN INCREASE OF ACCESSORY STRUCTURE AREA SQUARE FOOTAGE FOR LOTS 6 AND 7 IN BLOCK 3 OF ROSHAU'S SECOND SUBDIVISION.

MOTION BY: Pat Bren

SECOND: Scott Bullinger

Motion to approve the variance presented before the board.

DISPOSITION: Motion carried unanimously.

2. TO CONSIDER A FRONT YARD SETBACK REDUCTION FROM 25 FEET TO 10 FEET FOR A PROPERTY LOCATED AT 525 3RD STREET EAST.

MOTION BY: Trevor Ernst

SECOND: Blaine Dukart

Motion to approve the variance presented before the board.

DISPOSITION: Motion carried unanimously.

3. **TO CONSIDER A REQUEST FOR A BUFFER YARD REDUCTION FROM 30 FEET TO FIVE (5) FEET AND A REDUCTION OF THE STREET SIDE SETBACK FROM 10 FEET TO ZERO (0) FEET FOR A PROPERTY LOCATED AT 111 4TH AVENUE WEST.**

Scott Heckaman of Boundary Engineering withdrew the petition.

4. **TO CONSIDER A REQUEST FOR A FRONT YARD SETBACK REDUCTION FROM 20 FEET TO ZERO (0) FEET FOR A PROPERTY LOCATED AT 386 21ST STREET WEST.**

MOTION BY: Scott Bullinger

SECOND: Pat Bren

Motion to approve the variance presented before the board.

DISPOSITION: Motion carried unanimously.

5. **TO CONSIDER AN INCREASE OF ACCESSORY STRUCTURE AREA SQUARE FOOTAGE AT 779 1ST AVENUE SOUTH EAST.**

Robert Schmidt requested a variance for cold storage to help keep his place looking clean. Mr. Schmidt presented a letter from adjacent neighbors that were not opposed. Mr. Schmidt stated there will not be any plumbing or electricity in this cold storage.

Mr. Bares read a letter of opposition from Bob Holland and Larry Magelky. Mr. Schmidt stated he would like to house two (2) vehicles in this cold storage. Mr. Schmidt usually works on the vehicles in his shop south of town. Mr. Schmidt presented the board with what the structure will look like.

Steve Josephson stated that the Mr. Schmidt's lot is bigger than most of his neighbors and it will be 10% increase of the accessory building. Staff recommends approval of this variance.

MOTION BY: Blaine Dukart

SECOND: Scott Bullinger

Motion to approve the variance presented before the board.

DISPOSITION: Motion carried unanimously.

6. **TO CONSIDER A FRONT YARD SETBACK REDUCTION FOR A PROPERTY LOCATED IN THE WEST PORTION OF LOT 14, BLOCK B, FRYE'S ADDITION WITH AN ADDRESS OF 301 WEST VILLARD STREET.**

Ed Courton presented the petition since the applicant did not show to present. Mr. Courton has been in discussions with the applicant since a rezone petition has also been submitted for the Planning and Zoning Commission. Staff recommends approval. This proposal fits with our downtown plan. The setback would be 5 feet further set back from the adjoining property.

MOTION BY: Pat Bren

SECOND: Trevor Ernst

Motion to approve the variance presented before the board.

DISPOSITION: Motion carried unanimously.

OTHER BUSINESS

1. **ADJOURNMENT**

There being no further business to discuss.

MOTION BY: Blaine Dukart

SECOND: Scott Bullinger

Motion to adjourn meeting at 7:53am

DISPOSITION: Motion carried unanimously

PREPARED BY:

Melissa Gjermundson

APPROVED BY:

Steve Josephson