

BOARD OF ADJUSTMENT MEETING MINUTES
June 13, 2011

OPENING CEREMONIES AND PRESENTATIONS

I. CALL TO ORDER

Chairman Larry Bares called the meeting to order at 7:30 AM.

II. ROLL CALL

PRESENT: Larry Bares, Pat Bren, Scott Bullinger, Richard Welk and Trevor Ernst

ABSENT: None

STAFF: Shawn Soehren, Karen Amann, and Ed Courton

III. MINUTES

Minutes of the May 16, 2011 meeting submitted for approval.

MOTION BY: Scott Bullinger **SECOND:** Pat Bren
to approve minutes of the May 16, 2011 meeting.

DISPOSITION: Motion carried.

REGULAR AGENDA

1. TO CONSIDER A VARIANCE TO EXCEED THE MAXIMUM ALLOWABLE ACCESSORY BUILDINGS SQUARE FOOTAGE BY 854 SF ON THE PROPERTY DESCRIBED AS LOTS 3, 4, 25 AND 26, BLOCK 1, DECKER'S 3RD SUBDIVISION. (1890 7th Avenue SW)

Chairman Larry Bares opened the Public Hearing. City Planner Ed Courton explained that the zoning code has been interpreted not to allow more than 2000 SF accessory structure(s), including attached and detached. The petitioner in this request owns two acres so is allowed an additional 250 square feet per half acre. They are requesting to exceed this limit by 854 SF. The property is outside of city limits, there are existing ag structures adjacent to the property as well as other large accessory structures in the area. Mr. Courton stated this would be compatible to the neighborhood.

Petitioner Jolene Baranko and Emil Schaff, representing the Baranko's shared additional pictures of garages in the area, including a three stall garage directly across the street, a large Quonset and another large garage put up with a variance. Mr. and Mrs. Baranko own four half acre lots making a two acre parcel which are all tied together. They have one small shed on the half acre where the house is located and another on a back lot used as a coal shed. Access to the proposed garage will be from 8th Avenue which is not a paved street. The residence is accessed from 7th Avenue which is a paved street.

ENCLOSURE TO AGENDA

ITEM NO. 1

MOTION BY: Pat Bren **SECOND:** Scott Bullinger
to approve the variance as presented to exceed the allowed square footage by
854 SF.

DISPOSITION: Motion carried.

**2. TO CONSIDER A LOT WIDTH VARIANCE FOR ONE FOOT TO REDUCE THE
LOT WIDTH FOR A TOWNHOUSE FROM 25 FEET TO 24 FEET FOR EACH
TOWNHOUSE UNIT ON THE PROPERTY DESCRIBED AS LOT 9, BLOCK 29,
STATE ADDITION.**

Chairman Bares opened the Public Hearing. City Planner Ed Courton explained that the city received two sets of plans for townhouses; one for Lot 9 and one for Lot 13. The proprietors wish to sell the units independently, thus the code requirement of 25' for each unit. The plan for this request shows a building width of 24'. Mr. Courton stated he is comfortable with the request. He said he received several calls concerning the request but there was no opposition once it was explained.

Petitioners Terry Clement, Justin Boersma and Noel Rodekowski were present to answer questions. They stated it was easier to obtain financing as townhomes and didn't feel the one foot variance would make much difference. Mr. Clement stated that if the request is denied, they would do a condo plat. He said the units will be comparable to those constructed on 1st and 2nd recently. This is the first they've heard of the 25' building width requirement.

Gary Jundt stated he lives on 2nd Street West across the street from the proposed townhouses. He stated his concern for parking as the townhouses on the adjacent lots have parking issues. The owner of one of the units in the four plex has seven vehicles. He said the units are quite small and there is no room for storage, so the garage is used for storage and the parking ends up on the street or on the boulevard. He added because there are so many vehicles parked on the street, when the city snow plow comes through during the night, they push all the snow onto his side of the street. Chairman Bares stated the parking issue is this same all over town.

MOTION BY: Trevor Ernst **SECOND:** Richard Welk
to approve the request as presented.

DISPOSITION: Motion carried.

**3. TO CONSIDER A LOT WIDTH VARIANCE FOR SIX INCHES TO REDUCE
THE LOT WIDTH FOR A TOWNHOUSE FROM 25 FEET TO 24.5 FEET FOR
EACH TOWNHOUSE UNIT ON THE PROPERTY DESCRIBED AS LOT 13,
BLOCK 29, STATE ADDITION.**

Chairman Bares opened the Public Hearing. City Planner Ed Courton explained this is the request for Lot 13 which will need to reduce the townhouse width by six inches to 24.5 feet.

Terry Clement and Dustin Kolling are the petitioners for this request. Mr. Courton stated that at some point, we may want to look at more off street parking for anything greater than three units. He said it won't affect the request today but it may be something we need to look at in the future. Mr. Courton added that this property also requires a Special Use Permit to build a townhouse on an LC (Limited Commercial) lot which will be heard by Planning and Zoning on Wednesday, June 15th.

MOTION BY: Scott Bullinger
to approve the request.

SECOND: Trevor Ernst

DISPOSITION: Motion carried.

OTHER BUSINESS

1. **ADJOURNMENT**

There being no further business to discuss

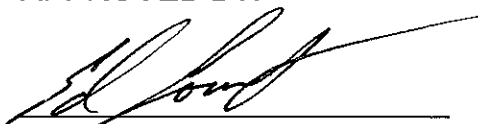
MOTION BY: Scott Bullinger
to adjourn meeting. Meeting adjourned at 7:55 AM.

SECOND: Trevor Ernst

PREPARED BY:


Karen Amann

APPROVED BY:


Ed Courton