

**BOARD OF ADJUSTMENT MEETING MINUTES
November 13th, 2012**

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 and Trevor Ernst

ABSENT: Blaine Dukart

STAFF: Ed Courton, Steven Josephson, Sylvia Saylor

III. MINUTES

1. Minutes from the September 10th, 2012 meeting submitted for approval.

MOTION BY: Pat Bren

SECOND BY: Scott Bullinger

Motion to approve minutes.

DISPOSITION: Motion carried unanimously.

2. Minutes from the October 8th, 2012 meeting submitted for approval.

Mr. Bullinger noted he was absent at the October 8th meeting and the minutes should be corrected.

MOTION BY: Pat Bren

SECOND BY: Trevor Ernst

Motion to approve minutes.

DISPOSITION: Motion carried unanimously

REGULAR AGENDA

1. To consider a request to exceed the maximum square footage of accessory structure. The address is located at 3193 10th Ave W.

Greg Lefor is the property owner. He explains that he has just been made aware by City Planners Ed Courton and Steven Josephson, that his property is zoned AG and not RR; his appraisal showed RR. City/County Planner Steven Josephson points out his property on the zoning map, which shows AG zoning. Therefore, a variance is not required.

2. To consider a front yard variance to allow garages to be constructed between the road and buildings for an apartment complex located on Lot 2, Block 1, West Ridge 1st Addition in Section 31, Township 140N, 96W.

Deb Wendel Daub presented for Roer's Construction. She mentioned that similar requests have been approved in the past, and that a Text Change Amendment to allow garages for apartment complexes to be built between the road and buildings has been to the City Planning and Zoning Commission. City Planner Ed Courton mentioned that the text amendment would require a 20 foot front yard setback for the garage if the property has street access, and the applicant is requesting a 15 foot front yard setback. Mr. Courton did not object to the 15 foot front yard setback. Ms. Daub explained that they have rearranged the site plan and there will only be one garage in front. She handed out a revised site plan to Board members and added that the proposed setback is 17 feet from Interstate Avenue (now know is Roughrider Boulevard). Mr. Courton stated that there will be a second reading of the text amendment before the City Commission that would allow garages in the front yard of apartment complexes. If approved, a 20 foot front yard setback would apply if the apartment complex lot had road access, and a 15 foot front yard setback would apply if there was no street access.

MOTION BY: Pat Bren **SECOND:** Scott Bullinger
Motion to approve the request for variance.

DISPOSITION: Motion carried unanimously.

OTHER BUSINESS

1. **ADJOURNMENT**

There being no further business to discuss.

MOTION BY: Scott Bullinger **SECOND:** Trevor Ernst
To adjourn meeting.

Meeting adjourned at 7:45am.

PREPARED BY:

Sylvia Sayler

APPROVED BY:

Steven Josephson

