

OFFICIAL MINUTES

The Board of Adjustment was called to order by Vice-chairperson Bob Durland on Thursday, May 15, 1997 at 5:00 PM in the Commission Chambers at City Hall. Voting members present were Jay Vanduch, a-Cindy Josephsen, a-Jeffrey Robbins and Durland. Gerald Friezen, Brian Gatzke and Kim Sundal were absent. Also present were Jan Christianson, Dick Crain, Gary Mork, Mike Bartley, Ron Langnor, Lyle Prussman, Pat Ammann, Jean French, Mike McClemans, City commissioners San Artz and Emil Klavetter and others.

Item #1 - The minutes of the May 1, 1997 meeting were approved.

Item #2 - The agenda was amended by adding the following:

Item #9 - McClemans' Request

The amended agenda was approved.

Item #3 - Janice Christianson has made a request for a variance on Lot 2, Block 2, Bane and Poole Addition, also known as 1708 Dakota Street. The variance is a request to build 4'4" from the east side lot line. Eight feet is required in a Residence R-1B District.

(Vanduch/Robbins) Motion to approve the variance.

(Josephsen/Vanduch) Amendment to "strike out 4 feet 4 inches and insert 7 feet 4 inches." All present voted aye. AMENDMENT CARRIED.

The motion, as amended, was voted on. All present voted aye. MOTION CARRIED.

Item #4 - Gary and Melissa Mork have made a request for a variance on the north 90 feet of Lot 1 and the north 90' of the west one-half of Lot 2, Block 3, Oyloes Addition, also known as 710 2nd Avenue. The variance is a request to build ten feet (10') from the front lot line. Twenty-five feet (25') is the required setback in a Residence R-2 District.

(Vanduch/Robbins) Motion to approve the variance. All present voted aye. MOTION CARRIED.

Item #5 - Ronold R. Tesch has made a request for two variances on Lot 1, Block 1, Yellowstone and Boulevard Park Addition, also known as 812 Parkway Boulevard. The first variance is a request to establish parking in the front yard of a single-family dwelling. The second variance is a request for 2 access drives onto Yellowstone Drive.

(Vanduch/Josephsen) Motion to approve the variances. All present voted aye. MOTION CARRIED.

Item #6 - Prussman-Kreyger/Car Care Center have made a request for 2 variances on Lots 6, 6A, 7 and 8, Railroad Addition, also known as 108 Front Street. The first variance is a request to build 10' from the east side lot line. Twenty feet is the required setback in the Industrial I-2 District. The second variance is a request to build 10' from the rear lot line. Twenty feet is the required setback in the Industrial I-2 District.

(Josephsen/Robbins) Motion to approve the variances. All present voted aye. MOTION CARRIED.

Item #7 - Patrick and Heather Ammann have made a request for a variance on Lot 5, Block 1, Legeros Addition, also known as 1417 3rd Street. The variance is a request to build a six foot (6') high fence seven feet (7') from the east front property line. Twenty-five feet (25') is the required setback in a Residence R-2 District.

(Robbins/Vanduch) Motion to approve the variance.

(Vanduch/Robbins) Amendment to the motion to add "as per site plan dated May 15, 1997." All present voted aye. AMENDMENT CARRIED.

The motion, as amended, was voted on. All present voted no. MOTION FAILED.

Item #8 - the City of Brookings has made a request for 3 variances on Lot 1, Railroad Addition, also known as 602 2nd Street. The first variance is a request to build five feet (5') from the west front lot line. The second variance is a request to build eighteen feet (18') from the south side lot line. The third variance is a request to build twelve feet (12') from the east side lot line. Forty feet (40') is the required front yard setback and twenty feet (20') is the required side yard set-back in the Industrial I-2 District.

(Vanduch/Josephsen) Motion to approve the variances. All present voted aye. MOTION CARRIED.

Item #9 - Michael McClemans has submitted a request for an extension of the time period for a variance granted on May 19, 1994 on the south 232.9' of Lot B, Sale Bard Addition.

(Robbins/Josephsen) Motion to extend the variance as granted.

(Vanduch/Josephsen) Amendment to add "for one (1) year." All present voted aye. AMENDMENT CARRIED.

The motion, as amended, was voted on. All present voted aye. MOTION CARRIED.

The meeting was adjourned.

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Dan Hanson, Secretary

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Bob Durland Vice-chairperson

SUMMARY OF DISCUSSION

The Board of Adjustment was called to order by Vice-chairperson Bob Durland on Thursday, May 15, 1997 at 5:00 PM in the Commission Chambers at City Hall. Voting members present were Jay Vanduch, a-Cindy Josephsen, a-Jeffrey Robbins and Durland. Gerald Friezen, Brian Gatzke and Kim Sundal were absent. Also present were Jan Christianson, Dick Crain, Gary Mork, Mike Bartley, Ron Langnor, Lyle Prussman, Pat Ammann, Jean French, Mike McClemons, City commissioners San Artz and Emil Klavetter and others.

Item #3 - Christianson stated her plan was to enlarge the house and add a double attached garage. The plan indicated a 26 foot wide garage, but Christianson remarked that a 24 foot wide garage would be adequate.

Dick Crain, an adjacent neighbor, felt the 8 foot setback rule should be maintained. His backyard was next to Christianson's side lot line, and he enjoyed the space that exists there now.

Robbins favored a compromise to the request.

Item #4 - Gary Mork stated he wanted to take off the existing porch and replace it with a porch that would "wrap around" the front of the house and extend along the north wall.

Item #5 - Mike Bartley, representing the Tesch's, stated the original plan was changed by reducing the width of the driveway from 14 feet to 10 feet. The driveway would not be used for long term parking but rather temporarily for guests. He noted the petition signed by several neighbors supporting this request. He remarked that recent exemptions to the front yard parking ordinance were granted by the city in a subdivision which had similar sized lots which would likely be developed with large front yards. Ron Langnor, a neighbor, supported the request.

Item #6 - Lyle Prussman, co-owner of the Car Care Center, said that a variance was granted in 1979 to build the same distance away from the lot line as this request. Since they recently purchased more land to the south, they would now like to receive the same variance next to the new lot lines.

Item #7 - Pat Ammann stated he would like to enclose as much backyard as possible. The current plan set the fence in line with his house.

Jean French, a neighbor, asked what style the fence would be. Ammann replied a solid board cedar fence.

Vanduch and Robbins recommended cutting the corners off at the alley and driveway to improve visibility. They proposed an alternate site plan showing how the corners could be built diagonally. City Commissioner Emil Klavetter opposed granting any fence variance because of the high pedestrian traffic in the area.

Item #8 - City Commissioner Sam Artz stated that the proposed building would be used for cold storage of equipment. Three older buildings would be torn down.

Item #9 - Mike McClemons stated that he owned the land on both sides of the zone boundary. The residential lots to the north had large lots due to the airport fly zone. He estimated that 73 feet would be the separation distance between the mobile homes and the storage building.

Vanduch inquired what the use would be of the building. McClemons replied business. Vanduch favored limiting the extension.

The meeting was adjourned.

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Dan Hanson, Secretary

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Bob Durland, Vice-chairperson