

**OFFICIAL MINUTES**

Acting Chairperson Jeremy Scott called the Board of Adjustment meeting to order on Thursday, November 4, 2021 at 5:00 PM in the Chamber's Room of the City & County Government Center. Members present were Dustin Edmison, Nick Schmeichel (via conference call), Jake Russell and Scott. Absent were Justin Borns, Matt Chandler and George Houtman. Others present were Community Development Director Mike Struck, City Planner Ryan Miller, Brad Lounsbury, Kayla Lounsbury, Jacob Mills, Caleb Svartoien and Van Fishback.

**Item #1 – Call To Order**

**Item #2 –** (Edmison/Russell) Motion to approve the agenda. All present voted aye. **MOTION CARRIED.**

**Item #3a –** (Edmison/Russell) Motion to approve the October 21, 2021 minutes. All present voted aye. **MOTION CARRIED.**

**Item #4a –** Brad and Kayla Lounsbury made a request for a variance on Lots 13, 14, and the East 25' of Lot 15, Block 1 of Shepards Addition, also known as 906 7<sup>th</sup> Street. The request is for a three-foot setback for an accessory structure. The required setback for an accessory structure is five-feet.

(Schmeichel/Russell) Motion to reconsider the original motion from the October 21, 2021 meeting. All present voted aye. **MOTION CARRIED.**

On the reconsideration of the original motion from October 21, 2021, Edmison, Scott and Russell voted yes. Schmeichel voted no. **MOTION FAILED.**

**Item #5a –** Prairie Hills LLC made requests for variances on 804, 809, 810 and 812 Sunflower Road. The requests are for reduced front and side yard setbacks. Minimum setbacks in the Residential R-3 Apartment District include seven-foot side yard and twenty-foot front yard setbacks.

(Russell/Edmison) Motion to approve the front yard and side yard setbacks at 804, 809, 810 and 812 Sunflower Road. All present voted aye. **MOTION CARRIED.**

**Item #5b –** EC Properties made a request for a special use exception for a contractor's shop and outdoor storage on Lot 3 of Flycat Addition, also known as 1728 US Highway 14.

(Russell/Edmison) Motion to approve the special use exception with conditions. All present voted aye. **MOTION CARRIED.**

The meeting was adjourned at 5:36 p.m.



Ryan Miller  
City Planner



Jeremy Scott  
Acting Chairperson

### **OFFICIAL SUMMARY**

Acting Chairperson Jeremy Scott called the Board of Adjustment meeting to order on Thursday, November 4, 2021 at 5:00 PM in the Chamber's Room of the City & County Government Center. Members present were Dustin Edmison, Nick Schmeichel (via conference call), Jake Russell and Scott. Absent were Justin Borns, Matt Chandler and George Houtman. Others present were Community Development Director Mike Struck, City Planner Ryan Miller, Brad Lounsbury, Kayla Lounsbury, Jacob Mills, Caleb Svartoien and Van Fishback.

**Item #4a** – Brad and Kayla Lounsbury requested a reconsideration of their variance denied at the October 21, 2021 Board of Adjustment. The Lounsbury's are requesting a side yard setback variance to allow a partially constructed detached garage to be located within the required five-foot side yard setback.

Mrs. Lounsbury expressed concern regarding a utility easement that runs through their property which reduces the ability to move the garage's location any further south. In addition, existing trees limit the ability to move the location, specifically a tree located in close proximity to the side of the garage's footprint which limits the ability to move the garage further from the side lot line. Mrs. Lounsbury expressed concern related to theft in the area which is why they constructed a three-stall garage in order to get the family's vehicles off the street. Also, a two-story garage with additional parking on the driveway would be difficult due to the narrow width of the driveway.

Van Fishback owns a home immediately to the west. Mr. Fishback does not support the variance noting that the hardships are subjective. Mr. Fishback mentioned that these issues are common in historic areas and that the applicants knew their options before violating the setback requirement.

**Item #5a** – Prairie Hills LLC made requests for variances on 804, 809, 810 and 812 Sunflower Road. The requests are for reduced front and side yard setbacks. Minimum setbacks in the Residential R-3 Apartment District include seven-foot side yard and twenty-foot front yard setbacks. Jacob Mills mentioned that the errors that caused the side and front setback discrepancies were due to changes that occurred with the development of The Landing which have resulted in different designs for the Sunflower Road properties. Mills mentioned that future units will not require setback variances.

**Item #5b** – EC Properties made a request for a special use exception for a contractor's shop and outdoor storage on Lot 3 of Flycat Addition, also known as 1728 US Highway 14. Caleb Svartoien explained the request for the contractor's shop and storage yard. City Planner Ryan Miller mentioned that the following conditions would be recommended if approval of the variance were considered:

- Such uses shall screen all outdoor storage from adjacent properties
- Service vehicles shall be localized in an area on which will minimize the impact upon adjacent uses

- Any lighting of the storage yard shall not cause a glare onto residential properties

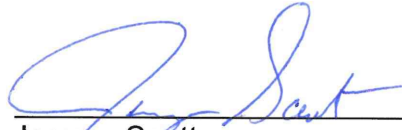
Svartoiien asked if screening would be necessary along the entire perimeter of the site. Miller explained that screening would only be required around the planned storage area. Miller suggested that the applicant better define their storage area on their site plan and add the screening requirements around that specific area.

The meeting was adjourned at 5:36 p.m.



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Ryan Miller  
City Planner



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Jeremy Scott  
Acting Chairperson