

OFFICIAL MINUTES

Chairperson George Houtman called the Board of Adjustment meeting to order on Thursday, February 6, 2020 at 5:00 PM in the Community Room of the City & County Government Center. Members present were Justin Borns, Dustin Edmison, Jeremy Scott, and Houtman. Others present were City Planner Staci Bungard, Mills Property - Marcus Trumbo, Brad Peterson, Kara and Mike Grayson, Arden Sigl, John Rychtarik, Jay Lieske, Jim and Mary Jarussi, and others.

Item #2 – (Scott/Edmison) Motion to approve the agenda. All present voted aye.

Item #3 – (Borns/Edmison) Motion to approve the January 16, 2020 minutes. All present voted aye. **MOTION CARRIED.**

Item #4a – Lakota Limited made a request for a variance on Lots 72-76, inclusive: Lots 101-105 inclusive: the N14' of Lot 77 and the N14' of Lot 100, also known as 1001 Onaka Trail. The variance request is for the parking requirements as the owner would like to construct one (1) additional dwelling unit.

(Scott/Borns) Motion to approve the request. All present voted aye. **MOTION CARRIED.**

Item #4b – Brad Peterson made a request for a variance on S175.07' of W80' of Lot 54, Santee Village, also known as 305 20th Street South. The variance request is to construct a garage/shed not to exceed 1,000 square feet in size. The ordinance restricts accessory uses to 1,500 square feet of all buildings/floors combined and the owner is proposing 2,440 square feet of accessory space.

(Borns/Scott) Motion to approve the request.

(Houtman/Edmison) Motion to table to a future meeting. All present voted aye. **MOTION CARRIED.**

Item #4c – Kara Grayson made a request for a variance on Tract C of Lot 1, Brookings Mall Addition, located near the northwest corner of 22nd Avenue South and Orchard Drive. The first variance request is to construct a building 15 feet from the rear property line. The second request is to construct a parking lot 30 feet from the west side property line. The ordinance requires a 20 foot rear yard setback and a 40 foot landscaped setback abutting a residential district along the west property line.

(Edmison/Borns) Motion to approve the requests.

(Houtman/Scott) Motion to amend the original request to be 15 feet from the rear property line and 35' for the landscape area on the west side. All present voted aye. **AMENDMENT CARRIED.**

Original motion as amended was voted on. All present voted aye. **MOTION CARRIED.**

Item #5a – Discussion on Board of Adjustment schedule.

The meeting was adjourned at 5:54 p.m.

Staci Bungard
City Planner

George Houtman
Chairperson

OFFICIAL SUMMARY

Chairperson George Houtman called the Board of Adjustment meeting to order on Thursday, February 6, 2020 at 5:00 PM in the Community Room of the City & County Government Center. Members present were Justin Borns, Dustin Edmison, Jeremy Scott, and Houtman. Others present were City Planner Staci Bungard, Mills Property - Marcus Trumbo, Brad Peterson, Kara and Mike Grayson, Arden Sigl, John Rychtarik, Jay Lieske, Jim and Mary Jarussi, and others.

Items #4a – Trumbo explained that they currently have 25 units and they would like to convert a space in the building to another unit. Bungard explained that in 1978 when this complex was built, the type of housing and the parking regulations were different. Due to both of these things, they are short on parking. Borns asked if this will be a one bedroom apartment? Trumbo stated Yes. Edmison wondered if there was on-street parking available? Trumbo stated yes.

Item #4b - Peterson explained that he would like to construct a shed that is less than 1,000 square feet. He has vehicles and recreation vehicles that he would like to store in this shed. Houtman wondered if this was one lot? Bungard explained that it is currently two, but Peterson will need to replat these two lots into 1. He will need to combine these lots because you cannot build an accessory building on a lot that does have a dwelling in a residential district. Peterson explained that there is an access drive onto this bare lot and the City just reinstalled this with the 20th Street South project that is under construction.

Borns would like to see a site plan showing the property lines and where this new shed will be built. Peterson agreed that he could provide this at a future meeting.

Item #4c - Houtman asked if the rear setback would be sufficient with the utilities? Grayson stated that she spoke with Bungard and Brookings Municipal Utilities and they are ok with the 15 foot setback. Grayson also explained that there are utilities on the west side of the lot that will determine the type of landscaping that they are able to do. Houtman asked if there is sufficient parking? Grayson stated yes.

Arden Sigl, 2001 Orchard Drive, is concerned about the property lines shown and the site plan provided, and where the property pins and actual property lines are. The plans and documents provided are based on corner pins that have not been placed. Sigl would like to have at least a 35' setback, but he would also like to know the type of landscaping that will be installed and where.

Jim Jarussi, 2100 Derdall Drive, wondered if there is a landscaping requirement in the backyard? Bungard that that there is not landscaping requirements in the rear yard on commercial lots. Jarussi would like to see what this building is going to look like. Since they live on the backside of it, they will be looking at it every day. Grayson stated that this is going to be a Morton building with some rock. There will be a roll up door on the west side for deliveries. They plan to have 5 or 6 units for retail purposes.

John Rychtarik, 2104 Derdall Drive, also lives on the rear side of this proposed development. He is wondering if there could be trees or something required on the rear

side since it is residential to the north? Bungard stated that they are required to have a certain number of trees on the property, but they can put these trees wherever they would like.

Jay Lieske, 2038 Derdall Drive, is wondering if there will be drive aisles for driving on the north side? Grayson stated no. Lieske also asked for clarification of storage, will there be boats, campers and such? Bungard stated that these are not storage units and the only thing that will be stored here is inventory for the retail stores. Lieske asked where the dumpsters will be located? Grayson explained that they will be on the north side of the parking lot. Bungard also explained that dumpsters are required to be screen in. Lieske feels that the setbacks of the City Ordinances should be enforced and followed.

Mary Jarussi, 2100 Derdall Drive, feels that anything that is built should be within the statutes of the City and no variances should be granted.

Items #5a – Board members reviewed the report submitted and agreed that they are fine with leaving the meetings scheduled for the 1st and 3rd Thursday of each month.

The meeting was adjourned at 5:54 p.m.

Staci Bungard
City Planner

George Houtman
Chairperson