

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, Nick Schmeichel, and Houtman. Absent were Jeremy Scott and Doug Metcalf. Others present were City Planner Staci Bungard, Brad Peterson, and Danielle Peterson.

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

Item #3 – (Borns/Schmeichel) Motion to approve the February 6, 2020 minutes. All present voted aye. **MOTION CARRIED.**

Item #4a – Brad Peterson made a request for a variance on S175.7' 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.

(Edmison/Borns) Motion to remove from the table. All present voted aye. **MOTION CARRIED.**

(Borns/Scott) Motion to approve the request. (Motion was made at the February 6, 2020 meeting.) All present voted aye. **MOTION CARRIED.**

The meeting was adjourned at 5:20 p.m.

Staci Bungard
City Planner

George Houtman
Chairperson

OFFICIAL SUMMARY

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Items #4a – Bungard explained that Peterson's had completed some additional research and found that there is a 34' easement on the west side of their property. Based on this easement, there would never be an opportunity to build a house on this lot. Brookings Municipal Utilities is in favor of the site plan that Peterson's have provided. Peterson's have had the lots surveyed for the platting process.

Houtman asked what the hardship is with this request. B. Peterson stated that now this lot is not "saleable". Houtman asked if this new accessory building would be used for business purposes? B. Peterson said no. D. Peterson explained that their intent with this new garage is to park vehicles inside. They have a semi and since there is a height restriction they cannot build any higher on the east lot where their house is.

Schmeichel wondered if this new building would cause drainage issues. Bungard doesn't believe so as the City has been working on the drainage with the street project. B. Peterson explained that the City just recently installed 30" pipes to help with drainage.

Houtman wondered if there were any issues with the number of driveways now that the lots will be platted into 1? Bungard said that in replat situations, the City hasn't required the removal of a driveway. Schmeichel asked if there are driveway width requirements that need to be followed? Bungard said driveways on private property are typically 12-24' in width. B. Peterson said the new driveway that the City installed is already 20'.

The meeting was adjourned at 5:20 p.m.

Staci Bungard
City Planner

George Houtman
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