

OFFICIAL MINUTES

Chairperson George Houtman called the Board of Adjustment meeting to order on Thursday, June 18, 2020 at 5:00 PM in the Community Room of the City & County Government Center. Members present were Justin Borns, Jeremy Scott, Nick Schmeichel, alternate-Doug Metcalf, alternate-Matt Chandler and Houtman. Absent was Dustin Edmison. Others present were City Planner Staci Bungard, Jackson Hegerfeld, and Chad Weier.

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

Item #3 – (Metcalf/Schmeichel) Motion to approve the June 4, 2020 minutes. All present voted aye. **MOTION CARRIED.**

Old Business

Item #4a – Jackson Hegerfeld made a request for a variance reconsideration on W50' of S1/2 of Lot 15 and W50' of Lot 16, Block 4, Petersons Second Addition, also known as 517 6th Street. The revised variance is to construct an addition with a two (2) foot setback to the north property line and a four (4) foot setback to the west property line. The original request was a zero (0) foot setback to the north and east property lines and a five (5) foot setback to the west property line. The ordinance requires a 20' rear yard setback and a 5' side yard setback in the B-2 District.

(Metcalf/Scott) Motion to reconsider the request from the June 4, 2020 meeting. Chandler became a voting member on the item. Schmeichel abstained. All others voted aye. **MOTION CARRIED.**

(Houtman/Borns) Amendment to the original motion, to build an addition 2' from the north property line and 4' from the west property line. Schmeichel abstained. Houtman voted no. All others voted yes. **AMENDMENT CARRIED.**

Motion as amended was voted on. Schmeichel abstained. Borns voted yes. All others voted no. **MOTION FAILED.**

(Houtman/Scott) Motion to remove the item from the table. All in favor voted aye.

(Houtman/Scott) Motion to grant a variance for an addition 2' off of the north property line. Schmeichel abstained. Borns and Scott voted yes. Metcalf, Chandler and Houtman voted no. **MOTION FAILED.**

Items # 5a – Chad Weier made a request for a variance on Lot 1 except the West 5' & North 30' of Lot 2 except W5', Block 1, Mills First Addition, also known as 102 14th Ave South. The first variance is to replace a 6' fence located 5' from the secondary front property line. The second variance is to locate a storage container 8' from the secondary front property line. The ordinance allows a 4' fence in the secondary front yard and has a 25-foot front yard setback for structures.

(Scott/Schmeichel) Motion to approve the variance requests. All present voted aye.
MOTION CARRIED.

The meeting was adjourned at 5:40 p.m.

Staci Bungard
City Planner

George Houtman
Chairperson

OFFICIAL SUMMARY

Chairperson George Houtman called the Board of Adjustment meeting to order on Thursday, June 18, 2020 at 5:00 PM in the Community Room of the City & County Government Center. Members present were Justin Borns, Jeremy Scott, Nick Schmeichel, alternate-Doug Metcalf, alternate-Matt Chandler and Houtman. Absent was Dustin Edmison. Others present were City Planner Staci Bungard, Jackson Hegerfeld, and Chad Weier.

Item #4a – Hegerfeld explained that they spoke with additional neighbors that are in favor of the lesser setbacks. Hegerfeld has adjusted the size of the building and will now be 4' from the west property line rather than the original 0' that was requested. Houtman is concerned with the parking on the west side of the building. The site line for vehicles is also a concern. Scott asked how many parking spots will be available if the new request were approved. Hegerfeld feels that they could park two in the garage and then 1 on the west side. Gerard Moriarty, a neighbor, does not have any issues with Hegerfeld's request. Bungard read a letter into the record from Skip Webster. Webster also explained that he is concerned about traffic safety if this variance request is approved and emergency vehicles would struggle with using the alley if there were vehicles parked into the alley. Webster owns the property at 511 6th Street and he isn't in favor of this request. Webster doesn't have an issue with the garage being built to the north, but he does have a concern with a jog in the building to the west. Hegerfeld explained that when he looked at purchasing this property, he was told by the realtor that there were 7 parking spaces available. Bungard explained that this size business would require 7 parking spaces.

Robert Geary isn't in favor of this request. He owns a property that is a few lots to the north of the current property in question. Geary wondered if the alley was going to be converted to a one-way alley. Houtman explained that the Board of Adjustment cannot make the decision of the one-way alley. This would need to be taken to the City Council.

Item #5a - Weier wanted to replace the fence on his property and called the City to obtain a permit at which time he found that his fence was not in compliance. He would like to install a 6 foot high fence near the back of his property where his storage shed would be located. The remainder of the fencing will be 39" high. Houtman wondered if the 45 degree corner will remain. Weier stated no, he plans to square it off. Houtman wondered if this would cause a site issue for the neighbor's driveway. Bungard stated no, since it is 39 inch high fence in that location there will not be an issue. Schmeichel wondered if the city had an ordinance against the type of storage units that can be installed. Bungard stated no.

The meeting was adjourned at 5:40 p.m.

Staci Bungard
City Planner

George Houtman
Chairperson