

OFFICIAL MINUTES

Chairperson George Houtman called the Board of Adjustment meeting to order on Thursday, June 17, 2021 at 5:00 PM in the Chamber's Room of the City & County Government Center. Members present were Matt Chandler, Justin Borns, Jake Russell, Jeremy Scott and Houtman. Edmison and Schmeichel were absent. Others present were City Planner Ryan Miller, Community Development Director Mike Struck, Dan McColley – Habitat for Humanity, Weldonna Drew Scott – 925 6th Ave, Pat Fishback, Sandy McFarland, Robert Bortnem, and Kelan Bludorn representing Cadence Construction.

Item #1 – Roll Call

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

Item #3 – (Borns/Scott) Motion to approve the May 20, 2021 minutes. All present voted aye. **MOTION CARRIED.**

Item #4a – Brookings Area Habitat for Humanity made a request for a variance on the South 75 feet of the North 175 feet of the East 185 feet of Lot D, Block 9, Peterson's Second Addition, also known as 919 6th Avenue. The request is to build a single-family side wall attached home on a 75 foot wide lot. The minimum lot width for a single-family side wall attached home is 80 feet in the Residence R-2 Two-family district.

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

Item #4b – Sandy McFarland made a request for a variance on Lot 6, Excluding the East 100 feet, Block 2, Pleasant View Addition, also known as 216 Sioux Pass. The request is for a detached accessory structure to be located within a front yard setback.

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

Item #4c – Robert Bortnem made a request for a variance on Lot 33, Block 3, Timberline Addition, also known as 522 Copper Mountain Circle. The request is to expand a driveway within the front yard setback area to a width greater than 36 feet. The maximum width of any driveway in residential districts within the required front setback shall not exceed 36 feet.

(Scott/Chandler) Motion to approve the variance request.

(Houtman/Chandler) Amendment to the original motion to state that the driveway remain at 36' wide until 12' back from the curb.

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

Item #4d – Cadence Construction has made a request for a variance on Lot 16, Block 3, Fox Run Addition, also known as 116 Wedgewood Circle. The request is to build a deck within the rear yard setback. Porches, decks and platforms exceeding 30 inches in height shall not project into any required yard area.

(Borns/Russell) Motion to approve the variance request. All others voted aye. **MOTION CARRIED.**

The meeting was adjourned at 5:49 p.m.

Ryan Miller
City Planner

George Houtman
Chairperson

OFFICIAL SUMMARY

Chairperson George Houtman called the Board of Adjustment meeting to order on Thursday, June 17, 2021 at 5:00 PM in the Chamber's Room of the City & County Government Center. Members present were Matt Chandler, Justin Borns, Jake Russell, Jeremy Scott and Houtman. Edmison and Schmeichel were absent. Others present were City Planner Ryan Miller, Community Development Director Mike Struck, Habitat for Humanity – Dan McColley, Weldonna Drew Scott, Pat Fishback, Sandy McFarland, Robert Bortnem, and Kelan Bludorn representing Cadence Construction.

Item #4a – McColley explained that they purchased this property a few years ago and they demolished the existing structure. They plan to build a single-family two-unit home on this property.

Dawna Drew Scott, owner of 925 6th Ave, is concerned about the square footage and the green space that will be on each side. Miller explained that there will be a 5 foot strip available for green space on each side. She would like to see a single family unit built here instead of a duplex, the duplex will cause congestion. Fishback stated that they own properties in this neighborhood. She is concerned about the green space available if the plan is approved. She also feels that the density in this neighborhood is high when the rentals are all occupied. She is opposed to the project.

Houtman asked if there would be parking issues? Miller stated that a single-family unit would require 2 parking spaces, and both units will have sufficient parking.

Item #4b – McFarland explained that she would like to have a pergola built. Due to the drainage in the backyard, the front yard will be a better placement for this structure. She feels that the pergola will improve the curb appeal to their property.

Item #4c – Bortnem stated that they are planning to add an addition to their garage. In order to complete the driveway to this addition, they will need approval from the Board of Adjustment. Houtman asked if there were any drainage issues with this addition? Bortnem stated no, there had been grading to the property to properly drain water. Houtman asked if they could narrow the request at the sidewalk, and have the flare back further on the driveway. Bortnem wouldn't be opposed to this. They do have a large lot so he feels the extended driveway shouldn't be an issue.

Item #4d – Bludorn, representing the applicant, stated that they had advertised the home with a deck. When the City issued a building permit, it was permitted with a deck and later the City noticed that deck was in the rear yard.

The meeting was adjourned at 5:49 p.m.

Ryan Miller
City Planner

George Houtman
Chairperson