

OFFICIAL MINUTES

Vice-Chairperson Justin Borns called the Board of Adjustment meeting to order on Thursday, July 1, 2021 at 5:00 PM in the Chamber's Room of the City & County Government Center. Members present were Matt Chandler, Jake Russell, Jeremy Scott, Nick Schmeichel-via telephone and Borns. Edmison and Houtman were absent. Others present were Community Development Director Mike Struck, Kyle Prodoehl, Greg Heiberger, Sarah Wilson, Gene Stegeman, and Andrew Austreim.

Item #1 – Roll Call

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

Item #3 – (Russell/Scott) Motion to approve the June 17 and June 21, 2021 minutes. All present voted aye. **MOTION CARRIED.**

Old Business

Item #4a – Brookings Investment Company has made a request for a variance on the North ½ of Lots 6 & 7, Block 8, Morehouse Addition, also known as 811 9th Avenue. The request is for the continuation of a nonconforming use through the replacement or restoration of foundations or structural elements.

(Scott/Russell) Motion to remove from the table. All present voted aye.

(Scott/Chandler) Motion to approve the variance request (motion was made at the June 21, 2021 meeting).

(Chandler/Scott) Amendment to the motion to allow the boarding house status with no expansion to the boarding house use. Amendment was voted on. All present voted aye.

AMENDMENT CARRIED.

Original motion as amended was voted on. Chandler, Scott and Russell voted aye. Schmeichel and Borns voted no. **MOTION FAILED.**

New Business

Item #5a – Sarah Wilson has made a request for a variance on Lot 5, Bridle Estates Addition, also known as 3229 Maple Drive. The request is to establish front yard parking. No off-street parking shall be permitted in the front yard of any resident district except for a normal driveway providing access to the garage or to the rear yard of the lot.

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

Item #5b – Gene Stegeman has made a request for a variance on Lot 2, Block 10 in Camelot Square Addition, also known as 1334 Westminster Drive. The request is to build a deck within the front yard setback. Porches, decks and platforms exceeding 30 inches in height shall not project into any required yard area.

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

Item #5c – Austreim Excavating has made a request for a special exception use for a contractor's shop and storage yard on the NE ¼ of the NE ¼, except Lot H-1 and except that part lying east and north of Lot H-1 in Section 14, T109N-R50W, also known as 21625 471st Avenue.

(Chandler/Scott) Motion to approve the special exception request.

(Chandler/Schmeichel) Amendment to the original motion to require screening for outdoor storage and all vehicles and equipment must be stored within the screened storage area. All present voted aye. **AMENDMENT CARRIED.**

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

The meeting was adjourned at 5:37p.m.

Mike Struck
Community Development Director

Justin Borns
Vice-Chairperson

OFFICIAL SUMMARY

Vice-Chairperson Justin Borns called the Board of Adjustment meeting to order on Thursday, July 1, 2021 at 5:00 PM in the Chamber's Room of the City & County Government Center. Members present were Matt Chandler, Jake Russell, Jeremy Scott, Nick Schmeichel-via telephone and Borns. Edmison and Houtman were absent. Others present were Community Development Director Mike Struck, Kyle Prodoehl, Greg Heiberger, Sarah Wilson, Gene Stegeman, and Andrew Austreim.

Item #4a – This request was heard at the June 21, 2021 Board of Adjustment meeting. The request was tabled. Prodoehl explained that this house is a non-conforming boarding house. Since the last meeting he has spoken with the Brookings Police Department to verify the nuisance complaints on this property and there have only been 2 since 2012. He feels that the improvements that he needs to make will improve the property and the value of the properties in the neighborhood.

Heiberger, 819 9th Ave, stated that there have been several complaints against the property. He is opposed to this request for the variance to continue the boarding house status but is in favor of the setback variance.

Item #5a – Wilson explained that when they purchased their house there was a gravel driveway to a garage, which had been removed before they purchased the property. They now want to improve this driveway with concrete. With the new concrete they will improve some drainage issues that they have.

Item #5b – Stegeman explained that they would like to build a deck that will cover the existing landing and sidewalk. This deck will extend and step down to the driveway. Chandler asked if the Northwestern Energy meter will be an issue. Stegeman stated that his contractor has worked around meters like this and it won't be an issue to build around it. Scott asked what the height of the deck will be? Stegeman reported that it will be 28 to 30 inches depending on the grade around the deck. The new deck will not be any taller than the current steps.

Item #5c – Austreim explained that they are wanting to build a contractor's shop on this parcel. Struck explained that in the 3 mile JJA, contractor shops are allowed by special exception.

The meeting was adjourned at 5:37 p.m.

Mike Struck
Community Development Director

Justin Borns
Vice-Chairperson