

OFFICIAL MINUTES

Chairperson George Houtman called the Board of Adjustment meeting to order on Thursday, July 19, 2021 at 5:30 PM in the Chamber's Room of the City & County Government Center. Members present were Matt Chandler, alternate-Jake Russell, Jeremy Scott, Nick Schmeichel, Borns and Houtman. Edmison was absent. Others present were Community Development Director Mike Struck, Kyle Prodoehl, Greg Heiberger, Ben Aesoph, and George Ust.

Item #1 – Roll Call

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

Item #3 – (Scott/Chandler) Motion to approve the July 1, 2021 minutes. All present voted aye. **MOTION CARRIED.**

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 a reduced front yard setback. The required front yard setback in the Residence R-2 two-family district is 25 feet and porches, decks and platforms 30 inches in height or less above grade may extend into the front yard at a distance not greater than 20 percent of the minimum required setback.

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

Item #5a – 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.

(Borns/Schmeichel) Motion to reconsider the original motion from the July 1st, 2021 meeting.

(Schmeichel/Borns) Amendment to the original motion to approve a two-family duplex with a lot area variance.

Motion to approve the variance request as amended. All present voted aye. **MOTION CARRIED.**

The meeting was adjourned at 5:56 p.m.

Ryan Miller
City Planner

George Houtman
Chairperson

OFFICIAL SUMMARY

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Item #4a – Prodoehl explained that most of the houses on this street are at a 15-foot setback and a 25-foot setback wouldn't look aesthetically correct. Additionally, Historic Preservation approved it to be set back at the current location.

Heiberger, 819 9th Ave, is in favor of the house being placed back at its original location with the 15-foot setback.

Item #5a – Prodoehl explained to the board that he hasn't had any nuisance issues at this property since he has owned it. He takes pride in his properties. He has purchased several properties that have required significant time to improve and they have improved the looks of the neighborhood. He would be willing to accept that he can't have the boarding house status any longer, but he would like to be able to at least have a two-family dwelling here.

Ben Aesoph is in favor of Kyle's request. He agrees with Kyle that he has improved his properties. And improved properties bring in better tenants. The houses that Kyle has purchased have been improved and have made the neighborhoods look better because of the improvements that he has done.

Heiberger agrees that Kyle's work has been quality work and has made the properties look good. He is, however, concerned about the number of people living in one residence. He does feel that a two-family dwelling could be acceptable as this would only allow for six people.

Prodoehl knows that converting this property to a duplex will cost a significant amount of money but he is willing to do this.

George Ust has worked with Kyle for many years and supports him and the work that Kyle has done to improve his properties.

The meeting was adjourned at 5:56 p.m.

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