

OFFICIAL MINUTES

Chairperson George Houtman called the Board of Adjustment meeting to order on Thursday, August 19, 2021 at 5:30 PM in the Chamber's Room of the City & County Government Center. Members present were Dustin Edmison, Jeremy Scott, Nick Schmeichel, and Houtman. Absent were alternate-Matt Chandler, alternate-Jake Russell, and Justin Borns. Others present were Community Development Director Mike Struck, City Planner Ryan Miller, DeeAnn Wolpert, Glen Hansen, Beth Bozied, Norma Ponce and her daughter, and Jacob Limmer.

Item #1 – Roll Call

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

Item #3 – (Scott/Schmeichel) Motion to approve the July 19, 2021 minutes. All present voted aye. **MOTION CARRIED.**

Item #4a – Robert Lynn made a request for a variance on Lot 25, Block 3, Windermere Pointe Addition, also known as 1925 Windermere Way. The request is for a detached accessory structure to be located within a front yard setback.

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

Item #4b – DeeAnn Wolpert made a request for a variance on the West 45 Feet of Lot 11, Block 6, Skinners First Addition, also known as 815 3rd Street. The request is to build a 19-foot high accessory structure that exceeds the height of the principal building. No accessory building located upon a residential lot shall have a height greater than that of the principal building.

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

(Houtman/Schmeichel) Amendment to the motion for a 12-foot sidewall with a 4/12 pitch. All present voted aye. **AMENDMENT CARRIED.**

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

Item #4c – DeeAnn Wolpert made a request for a variance on the West 45 Feet of Lot 11, Block 6, Skinners First Addition, also known as 815 3rd Street. The request is to exceed the maximum square feet allowed for accessory structures in a rear yard. The maximum square feet allowed for accessory structures is 1,000 square feet.

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

(Schmeichel/Scott) Amendment to the original motion that the construction materials must match the siding and roofing on the house. All present voted aye. **AMENDMENT CARRIED.**

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

Item #4d – Dennis Miller and Louis George made a request for a variance on Lot 1 of Brickwood Plaza Addition specifically pertaining to 1710 6th Street. The request is to expand a patio 15 feet into the front yard setback. Porches, decks and platforms 30 inches in height or less above grade may extend into the front yard a distance not greater than 20 percent of the minimum required setback, in this case 5 feet.

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

The meeting was adjourned at 5:58 p.m.

Ryan Miller
City Planner

George Houtman
Chairperson

OFFICIAL SUMMARY

Chairperson George Houtman called the Board of Adjustment meeting to order on Thursday, August 19, 2021 at 5:30 PM in the Chamber's Room of the City & County Government Center. Members present were Dustin Edmison, Jeremy Scott, Nick Schmeichel, and Houtman. Absent were alternate-Matt Chandler, alternate-Jake Russell, and Justin Borns. Others present were Community Development Director Mike Struck, City Planner Ryan Miller, DeeAnn Wolpert, Glen Hansen, Beth Bozied, Norma Ponce and her daughter, and Jacob Limmer.

Item #4a – Houtman feels that this is a structure that will never be enclosed, and because there will never be an access off of 20th Street South, this request isn't an issue.

Item #4b&c – Glen Hansen, representing Wolpert, stated that they would like to build a structure to house a camper and a vehicle, and this garage would also be large enough for an additional vehicle. They currently have a single garage on this property which is shared with the neighbor. They exceed the maximum allowed square footage by 136 square feet. They have considered changing the size of the doors to lower the height of the structure. Schmeichel wondered if removing the walk-in door at the front and shortening the width of the garage would be an option.

Beth Bozied isn't in favor of a large metal building in their neighborhood. She feels that looking at a large metal building in this neighborhood would be very discouraging. She feels that a garage/building being built would be better if it would match the house and the residential area. She isn't against the size of the building but is against the metal siding.

Norma Ponce and her daughter, 808 4th Street, also utilize the alley and is concerned with the use of the alley for so many vehicles if this request is approved.

Houtman is concerned with this structure taking up the whole back yard.

Hansen explained that utilizing the front drive-way is very limited. He also doesn't feel that the amount of traffic in the alley would really increase much. This garage will be used mostly for storage of the camper and a vehicle during the winter months. Additionally, there isn't any parking allowed on 3rd Street.

Houtman asked what the height of the house is. Hansen stated 15 feet. Hansen explained that they would be willing to change the garage and install one larger door, centered. Doing this he could possibly get the side wall height down to 12.5 feet. Hansen has not looked into a special truss formation to make this garage work with the RV. They would like to keep the size of the large door to at least 18 feet. Houtman is concerned with the height of a building, tall enough for an RV, in a residential area. Schmeichel is concerned that the future use of this structure could be something other than storage. He would like to see the height of the sidewalls brought down. Houtman feels that, utilizing "H" style rafters, they could park an RV in a structure with walls that are 12 feet high.

Item #4d – Jacob Limmer, the owner of Cottonwood Bistro, explained that they would like to install this outdoor seating for aesthetic reasons. Houtman asked if they plan to remove the

existing seating area. It is his understanding that they would be removing everything that is currently there. Additionally, they will be replacing a portion of the sidewalk that currently has a bend, and it will now be straight. Edmison inquired about the glass that would be facing the street. Miller stated that they would have to follow building code with whatever was installed. Struck also explained that they would have to build these glass structures far enough back from the right-of-way to prevent any site issues with traffic and pedestrians.

The meeting was adjourned at 5:58 p.m.

Ryan Miller
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George Houtman
Chairperson