

OFFICIAL MINUTES

Chairperson George Houtman called the Board of Adjustment meeting to order on Thursday, June 4, 2020 at 5:00 PM in the Community Room of the City & County Government Center. Members present were Justin Borns, Jeremy Scott, alternate-Doug Metcalf, alternate-Matt Chandler and Houtman. Edmison and Schmeichel were absent. Others present were Community Development Director Mike Struck, Jackson Hegerfeld, and Ryan Schiller representing First Bank and Trust via telephone.

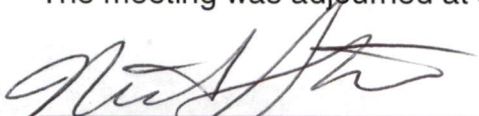
Item #2 – (Borns/Metcalf) Motion to approve the agenda. All present voted aye.

Item #3 – (Metcalf/Borns) Motion to approve the May 21, 2020 minutes. All present voted aye. **MOTION CARRIED.**

Item #4a – Jackson Hegerfeld made a request for a variance on W50' of S1/2 of Lot 15 and W 50' of Lot 16, Block 4, Petersons Second Addition, also known as 517 6th Street. The variance is to construct an addition with a zero-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/Borns) Motion to approve the variance request. Borns voted yes. All others voted no. **MOTION FAILED.**

The meeting was adjourned at 5:30 p.m.



Mike Struck
Community Development Director



George Houtman
Chairperson

OFFICIAL SUMMARY

Chairperson George Houtman called the Board of Adjustment meeting to order on Thursday, June 4, 2020 at 5:00 PM in the Community Room of the City & County Government Center. Members present were Justin Borns, Jeremy Scott, alternate-Doug Metcalf, alternate-Matt Chandler and Houtman. Edmison and Schmeichel were absent. Others present were Community Development Director Mike Struck, Jackson Hegerfeld, and Ryan Schiller representing First Bank and Trust via telephone.

Item #4a – Hegerfeld stated that they purchased this property and they would like to add an addition on the north side, he provided an updated site plan to the board. He indicated that the neighbor to the north has built 26 inches from the property line. Hegerfeld said they would like to be able to park two vehicles into this addition and allow a small amount of storage room. Houtman asked how far they plan to go to the east? Hegerfeld stated they would build directly on the east property line and 5 feet from the alley. If they built at the setback, they wouldn't be able to park two vehicles in the garage.

Borns asked if there is sufficient parking for this business. Hegerfeld stated that he would like to propose that the alley be changed to a one-way alley. The current space for parking is not sufficient. Struck explained that for 90 degree parking, they would need additional space to allow for the turn and park. Houtman asked if the addition would then require additional parking being required. Struck explained that this addition would be a garage and not office space, so the square footage of the garage would not take in to account. This is a constrained site and parking space is minimal and is currently short on parking. Chandler asked where they will plan to park? Hegerfeld explained that there are typically three staff people and on occasion a few more staff and customers. He feels they could possibly use some parking on the neighbors property temporarily.

Borns asked how close this addition would be to the overhang? Hegerfeld stated that it would be about a foot away. Metcalf asked if this building would need to come to conformance with the codes. Struck explained that the building is currently non-conforming to today's codes.

Schiller, representing First Bank & Trust, explained that they are concerned about the parking in the vicinity of this business. They don't want to see overflow parking from this business using parking in the bank parking lot.

Metcalf asked how this building being built so close could affect the Fire Department if there were a fire. Scott stated that the accessibility between the buildings would be difficult but the spread of fire would be a bigger problem.

The meeting was adjourned at 5:30 p.m.



Mike Struck
Community Development Director



George Houtman
Chairperson