

OFFICIAL MINUTES

Chairperson George Houtman called the Board of Adjustment meeting to order on Thursday, May 6, 2021 at 5:00 PM in the Chamber's Room of the City & County Government Center. Members present were Matt Chandler, Justin Borns, Nick Schmeichel-via telephone, alternate-Jake Russell, Jeremy Scott and Houtman. Edmison was absent. Others present were City Planner Ryan Miller, Community Development Director Mike Struck, Matt Lounsbery, and Eugene Bassett.

Item #1 – Roll Call

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

Item #3 – (Borns/Chandler) Motion to approve the April 15, 2021 minutes. All present voted aye. **MOTION CARRIED.**

Item #4a – Randy Behlings made a request for a variance on Lot 3, Block 6, Petersons Second Addition, also known as 708 6th Ave. The request is for a three-foot side yard setback for an accessory structure and to exceed the maximum square feet allowed for accessory structures in a rear yard. The required setback is five feet and the maximum square feet allowed for accessory structures is 1,000 square feet.

(Chandler/Scott) Motion to approve the 1st variance request for the sideyard setback variance. All present voted aye. **MOTION CARRIED.**

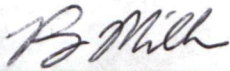
(Scott/Chandler) Motion to approve the 2nd variance request for the total square footage for accessory buildings to exceed the allowed square footage. Houtman, Chandler, and Schmeichel voted no. Borns and Scott aye. **MOTION FAILED.**

Item #4b – Eugene Bassett made a request for a variance on Lot 8 and 9, Block 1, Roberts Second Addition, also known as 225 3rd Ave S. The request is for an expansion of a nonconforming use with a zero-foot side yard setback and to remove a required landscape area along a right-of-way and side lot line. The required side setback is five feet and the minimum landscape area is ten feet along a right-of-way and five feet along a side lot line.

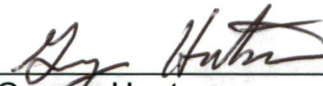
(Borns/Chandler) Motion to approve the 1st variance request for a zero-foot side yard setback. All present voted aye. **MOTION CARRIED.**

(Borns/Chandler) Motion to approve the 2nd variance request to remove the required landscape area along the right-of-way and side lot line with the conditions 1.) A twenty-foot landscape area is added along 3rd Ave. 2.) The landscape area along 3rd Avenue must meet all requirements of Sec. 94-399 – Landscaping. Houtman voted no. All others voted aye.
MOTION CARRIED.

The meeting was adjourned at 5:40 p.m.



Ryan Miller
City Planner



George Houtman
Chairperson

OFFICIAL SUMMARY

Chairperson George Houtman called the Board of Adjustment meeting to order on Thursday, May 6, 2021 at 5:00 PM in the Chamber's Room of the City & County Government Center. Members present were Matt Chandler, Justin Borns, Nick Schmeichel-via telephone, alternate-Jake Russell, Jeremy Scott and Houtman. Edmison was absent. Others present were City Planner Ryan Miller, Community Development Director Mike Struck, Matt Lounsbery, and Eugene Bassett.

Item #4a – Matt Lounsbery, representing the applicant, has been hired to build the addition. The concrete slab was poured last year and Lounsbery was not the contractor for that work. Struck explained that when this current accessory building was built, the ordinance stated that 3 feet was the setback but that ordinance has since changed to 5 feet.

The extra square footage is to allow for the building to be built to the size of the concrete pad. Borns asked if there is a requirement for an amount of green space required on a residential lot. Struck explained that 50% of the rear yard is required to be green space.

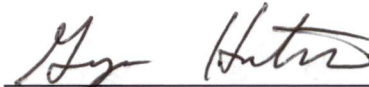
Item #4b – Eugene Bassett explained that he wants to keep the building square. He plans to also reroof the older structure once the addition is complete. Houtman asked if the setback was 0 feet back when the structure was built. Struck stated yes.

Bassett explained that he would lose some parking spots if he is required to install the landscape bufferyard along 3rd Street S. He does plan to install 20 feet of landscape area along 3rd Avenue S and 10 feet is what is required.

The meeting was adjourned at 5:40 p.m.



Ryan Miller
City Planner



George Houtman
Chairperson