

Board of Adjustment
Brookings, South Dakota
October 21, 2021

OFFICIAL MINUTES

Chairperson George Houtman called the Board of Adjustment meeting to order on Thursday, October 21, 2021 at 5:00 PM in the Chamber's Room of the City & County Government Center. Members present were Justin Borns, Matt Chandler, alternate-Jake Russell, Nick Schmeichel, and Houtman. Absent was Dustin Edmison. Others present were Community Development Director Mike Struck, City Planner Ryan Miller, Brad and Kayla Lounsbury, and Terry Anderson.

Item #1 – Roll Call

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

Item #3 – (Scott/Schmeichel) Motion to approve the October 7, 2021 minutes. All present voted aye. **MOTION CARRIED.**

Item #4a – Brad and Kayla Lounsbury made a request for a variance on Lots 13, 14, and the East 25' of Lot 15, Block 1 of Shepards Addition, also known as 906 7th Street. The request is for a three-foot setback for an accessory structure. The required setback for an accessory structure is five-feet.

(Scott/Borns) Motion to approve the variance request. Schmeichel, Borns, Chandler and Houtman voted no. Scott voted yes. **MOTION FAILED.**

Item #4b – Terry Anderson made a request for a variance on the East 106.7 feet of Lots 1 and 2, excluding the North 8 feet of Lot 2 in Hamre's Addition, also known as 104 West 6th Street. The request is for the elimination of landscaping standards required for a redevelopment that will increase the total floor area on a site by more than 25%. For additions that would increase total floor area on a site by 25 percent or more, a landscape plan for the entire site, demonstrating compliance with the requirements of Sec. 94-399 including minimum landscape buffers, foundation plantings, and tree plants must be submitted for approval.

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

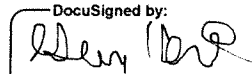
(Houtman/Chandler) Amendment to the motion to install green space from driveway to driveway, 5 feet wide, and to add shrubs or landscape type material around the sign. All present voted aye. **AMENDMENT CARRIED.**

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

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



Ryan Miller
City Planner



George Houtman
Chairperson

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OFFICIAL SUMMARY

Chairperson George Houtman called the Board of Adjustment meeting to order on Thursday, October 21, 2021 at 5:00 PM in the Chamber's Room of the City & County Government Center. Members present were Justin Borns, Matt Chandler, alternate-Jake Russell, Nick Schmeichel, and Houtman. Absent was Dustin Edmison. Others present were Community Development Director Mike Struck, City Planner Ryan Miller, Brad and Kayla Lounsbury, and Terry Anderson.

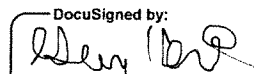
Item #4a – Lounsbury explained that they had an older garage that they decided to demolish. They want to build a new garage and would like to build the new garage close to the setback that was used for the older garage. The placement of the garage which would closely align with the former garage would make the garage more accessible due to a protruding bathroom addition that limits access width to the rear yard area. The garage request has been submitted and approved by the State Historic Preservation Office. They have submitted their building plans to the Building Services department to obtain a building permit. Houtman asked if the garage could be moved back. Lounsbury stated that due to easements they are not able to move the garage back on the lot further. Houtman explained that when remodeling/construction is done on a property, the property has to be brought into compliance with zoning.

Item #4b– Anderson has owned this property since the early 1990's. He has increased his business and number of employees and is looking to increase his building space and parking to accommodate the employees and customers. Since he purchased the property, the upgrades on 6th Street have taken away some footage on the south side of his property. He would like to eliminate the landscaping requirements on this property. Miller explained the ordinance requirements for landscaping, green space and tree plantings. Schmeichel asked why the State/City didn't have to install grass in the boulevard when they completed the 6th Street project. Struck explained that a 3-foot strip of grass along 6th Street would not withstand the elements such as snow removal. Borns wondered if they could remove the proposed parking spots on the east side and install green area here. Houtman feels that a 5-foot grass area from driveway to driveway would be acceptable and then some improvements around the sign. Borns feels that they should also make some of the parking on the east side and turn it into green area.

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



Ryan Miller
City Planner



George Houtman
Chairperson