Board of Adjustment
Brookings, South Dakota
February 20, 2014

OFFICIAL MINUTES

Chairperson Shawn Storhaug called the Board of Adjustment meeting to order on Thursday, February 20, 2014, at 5:00 PM in the Chambers Room at the City & County Government Center. Voting members present were Jere Hieb, Mary Kidwiler, Jason Hoffelt, Seth Hansen, and Storhaug. Alternate Mary O'Neill was also present. Others present were Wayne Hallan, Al Rogers, Jacob Mills, Planning and Zoning Administrator Dan Hanson, and others.

Item #1 – (Kidwiler / Hoffelt) Motion to approve the minutes of the February 6, 2014 meeting. All present voted aye. **MOTION CARRIED**.

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

Item #3 – Den-Wil Investments, Inc. has made a request for a variance on Lot 7, Block 1, Telkamp Addition, also known as 1021 25th Avenue. The request is to establish parking in the front yard of a residential lot

(Hoffelt / Kidwiler) Motion to approve the request. Kidwiler and Hansen voted aye. Hoffelt, Hieb, and Storhaug voted no. **MOTION FAILED.**

Item #4 – North Brooks, LLC has made a request for a variance on Lot 3, Block 2, Telkamp Addition, also known as 929 25th Avenue. The request is to establish a service access drive five feet (5') from a residential district boundary line. The minimum required setback is forty feet (40') in the Business B-4 District.

(Kidwiler / Hoffelt) Motion to approve the request. All present voted aye. **MOTION CARRIED**.

Item #5 – Agri-Cultures, Inc. has made a request for a variance on Lot 2, Block 5, Bidco Addition, also known as 126 Airport Avenue. The request is to build ten feet (10') from the rear lot line. The required setback is twenty feet (20') in the Industrial I-2 District.

(Hieb / Hoffelt) Motion to approve the request. All present voted aye. **MOTION CARRIED.**

The meeting was adjourned.

Dan Hanson, Secretary
Planning & Zoning Administrator

Shawn Storhaug, Chairperson

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OFFICIAL SUMMARY

Chairperson Shawn Storhaug called the Board of Adjustment meeting to order on Thursday, February 20, 2014, at 5:00 PM in the Chambers Room at the City & County Government Center. Voting members present were Jere Hieb, Mary Kidwiler, Jason Hoffelt, Seth Hansen, and Storhaug. Alternate Mary O'Neill was also present. Others present were Wayne Hallan, Al Rogers, Jacob Mills, Planning and Zoning Administrator Dan Hanson, and others.

Item #3 – Wayne Hallan, Project Manager for Den-Wil Investments, Inc, stated that, by allowing front yard parking on the lot, the proposed apartment building could be constructed further to the north and be more in-line with the Innovation North Apartment building to the west. If the building was located further south, headlights from vehicles in the parking lot to the west would shine into the building.

Hanson stated a corner lot had two front yards, and the front yard area next to 10th Street was from the lot line to the setback line, or from the lot line to the wall of the building, whichever was greater. Therefore, by setting the building back on the lot, the developer increased the "front yard area" as defined in the ordinance. He noted that the highlighted area was considered front yard parking.

Kidwiler asked Hanson how much of a variance was being requested. Hanson explained that the request only pertained to parking in the front yard area that was highlighted on the site plan.

Storhaug stated he understood the issue with headlight glare but felt the ordinance prohibiting front yard parking was based on maintaining the aesthetics of the property and he favored supporting the ordinance.

Item #4 – Wayne Hallan, representing North Brooks, LLC, stated the request was to allow service vehicles to deliver and unload supplies in the rear of the building for the future hotel and restaurant.

Hanson noted that a previous rezoning of this lot to a business district created a required 40 foot wide landscape buffer on the west side next to the residential district. Storhaug asked if there would be a future apartment building constructed next door. Hallan replied yes. Hansen asked if the hotel building could be shifted 20 feet to the east. Hallan responded that a shift would create major issues with parking lots. Hieb inquired if the service driveway would be used strictly for service vehicles and not for dumpster service. Hallan answered that dumpsters were located in other areas of the lot.

Hansen felt the use of the access drive by service vehicles only would cause it to be used infrequently. Storhaug remarked that the design isolated the service drive to the north end of the

lot which was important since the petitioner also owned the adjoining parcel. Both members supported the request.

Item #5 – Al Rogers, President of Agri-Cultures, Inc., stated he owned 10 buildings in the area. However, he had outside storage along the north lot line that he wanted to clean up. He proposed to erect a building closer to the lot line so he could create a 50 foot wide driveway between an existing building and the proposed building. He felt the 50 foot width was the minimum width he needed for proper access into each building. He added that there was a drainage gulley that ran along the north lot line and he would work with the City Engineering Dept. on a drainage plan before constructing the new building.

Storhaug asked if outdoor storage was required to be set back from the lot line. Hanson replied no. Rogers stated he had visited with the neighboring property owners and they did not oppose his request.

The meeting was adjourned.

Dan Hanson, Secretary
Planning & Zoning Administrator

Shawn Storhaug, Chairperson