Board of Adjustment
Brookings, South Dakota
October 16, 2014

OFFICIAL MINUTES

Chairperson Shawn Storhaug called the Board of Adjustment meeting to order on Thursday, October 16, 2014, at 5:00 PM in the Chambers Room at the City & County Government Center. Voting members present were Jere Hieb, Jason Hoffelt, Mary Kidwiler, Mary O'Neill, and Storhaug. Alternates Lynn Mennis and Eric Youmans were also present. Others present were Jesse Ulvestad, Nicholas Curry, Beth Reams, Ken Vlaminck, Planning and Zoning Administrator Dan Hanson, and others.

Item #1 – (Kidwiler/Hoffelt) Motion to approve the minutes of the September 18, 2014 meeting. All present voted aye. **MOTION CARRIED**.

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

Item #3 – Abundant Life Church has made a request for a variance on Lot 1, Block 13, Morningside Addition, also known as 2120 3rd Street. The request is to establish a residential lot with 47 feet of frontage width. The required lot frontage width is 75' in the Residence R-1B District.

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

Item #4 – Nicholas and Moiria Curry have made a request for a variance on the N1/2 of Lots 6 & 7, Block 10, Skinner's Second Addition, also known as 424 Medary Avenue. The request is to construct a fence, with a height greater than 30 inches, in the west front yard of a residential lot.

(O'Neill/Kidwiler) Motion to approve the variance as presented. All present voted no. **MOTION FAILED.**

Item #5 – Beth Reams has made a request for a variance on the S115' of Lots 9 & 10, Block 4, Skinners 2nd Addition. The request is to erect a fence, with a height greater than 30 inches, in the west front yard of a residential lot.

(Kidwiler/O'Neill) Motion to approve the variance as presented. All present voted no. **MOTION FAILED.**

Item #6 – Kenneth Vlaminck has made a request for a variance on Lot 3A, Block 10, Bluegill Addition, also known as 2425 Bluegill Circle. The request is to establish a driveway with a width of 42 feet in the minimum front yard setback. The maximum width allowed is 36 feet in this residential lot.

(Hoffelt/Hieb) Motion to approve the variance as presented. 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, October 16, 2014, at 5:00 PM in the Chambers Room at the City & County Government Center. Voting members present were Jere Hieb, Jason Hoffelt, Mary Kidwiler, Mary O'Neill, and Storhaug. Alternates Lynn Mennis and Eric Youmans were also present. Others present were Jesse Ulvestad, Nicholas Curry, Beth Reams, Ken Vlaminck, Planning and Zoning Administrator Dan Hanson, and others.

Item #3 – Jesse Ulvestad, representing Abundant Life Church, explained to the Board that they are considering selling the parsonage. Their replat plan has the front yard being 47' due to the placement of the church parking lot. They have not filed a plat to split this parcel as they were waiting for the decision from the Board of Adjustment before doing this.

Storhaug is concerned that there will be a lot of asphalt in the front yard of this residential lot. Hanson explained that currently there is, but in the future if the driveway is ever modified it would need to be changed to conform to current zoning.

Item #4 – Nicholas Curry explained to the Board their reason for wanting this 6 foot high fence. They want to provide a safe play area for their children and this fence would also provide privacy for his family due to the location of their property on Medary.

Storhaug is concerned about the fence coming into the front yard and causing safety issues for people walking on the sidewalk that are approaching the intersection.

Item #5 – Beth Reams explained that she would like this 4 foot high fence to keep their dog in the yard, and for the safety of their dog from trespassers. She explained that the location of their house is near campus and frequently they have people in their yard trespassing.

Storhaug asked how the driveways work at their property. Beth explained there is the primary driveway off of 4th St and a gravel path off of 9th Avenue. Beth stated that they hope to remove the gravel path and plant grass in the future.

Kidwilder asked if there was a reason why the fence for the dog couldn't be in the back yard of this property. Beth stated that there isn't much grass area in the backyard for a dog.

Mennis questioned if the fence is for the dog, could an underground fence be installed. Beth said "yes, but this wouldn't keep the trespasser's out."

Storhaug is concerned with the safety of the proposed fence location. He would like to see a fence at the back of the yard or keep the fence at 30 inches in height.

Item #6 – Ken informed the Board that he had submitted plans to the City for the building of a new house out in Bluegill Addition, and the City had approved his plans. They installed a driveway that is 42' wide at the garage and narrows to 36' wide. When they were pouring the driveway, the city inspector noticed the driveway was out of compliance, a 36' wide driveway is what is permitted in the front yard of a single family residential lot. Ken explained that his neighbor has a 50' wide driveway and since his plans had been approved by the City, he didn't think he had any problem.

Storhaug is concerned as so why Ken is coming in front of the board now with this variance. Hanson stated that the original plans that Ken had submitted did not show the driveway, but they did indicate that a 42' wide garage was planned for. Hanson also noted that the one neighbor does have a large driveway, but that is because a variance had been granted. The other neighbors that have larger driveways are two-dwelling houses which are allowed to have a larger driveway.

The meeting was adjourned.

Dan Hanson, Secretary
Planning and Zoning Administrator

Shawn Storhaug, Chairperson