Board of Adjustment
Brookings, South Dakota
April 16, 2015

OFFICIAL MINUTES

Chairperson Shawn Storhaug called the Board of Adjustment meeting to order on Thursday, April 16, 2015, at 5:00 PM in the Chambers Room at the City & County Government Center. Voting members present were Jere Hieb, Jason Hoffelt, Mary O'Neill, alternate Lynn Mennis, and Storhaug. Alternate Eric Youmans was also present. Mary Kidwiler was absent. Others present were Matthew Koeniguer and Planning and Zoning Administrator Dan Hanson.

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

Item #3 – (Hieb/Hoffelt) Motion to approve the March 19, 2015 minutes. All present voted aye. **MOTION CARRIED**.

Item #4 – Elisa and Matthew Koeniguer have made a request for a variance on Lot 3, Block 2, Moriarty Heights Addition, also known as 2206 Primrose Drive. The request is to construct a six-foot (6') high fence up to the west front lot line. The required setback is twenty (20) feet on this lot.

(Mennis/O'Neill) Motion to approve a ten foot (10') variance. 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

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Item #3 – Hanson informed the Board that the west ten feet of the Koeniguer lot contained a drainage and utility easement. This easement was placed on the lot at the time it was platted. No structures, including a fence, can be erected in this easement because nothing can obstruct the flow of storm water drainage through the area.

Matthew Koeniguer stated he wanted to construct a taller fence up to the lot line for his wife's home day care operation. This would provide more space for the children and enhance safety since their yard abutted Western Avenue.

Storhaug asked if the fence would be 6 feet high. Koeniguer replied yes. Storhaug asked what material would be used. Koeniguer answered a composite privacy fence would be constructed. Mennis inquired if Koeniguer had any issues with the Boards motion to allow only a 10 foot variance. Koeniguer replied no, the ten feet would give them 38 feet of depth for a play area and playground equipment. Hieb considered the double frontage lot design to be somewhat unique in comparison to most lots. Storhaug asked if these fences could create visibility issues for traffic. Hanson responded that only interior type, double frontage lots could have fences in their front yards. Corner lots were regulated differently due to sight angles. O'Neill asked where a future sidewalk would be located along Western Avenue in relation to the proposed fence. Hanson answered the distance from a future sidewalk to the fence would be 10 ½ feet. The Board noted that there was one other lot in the neighborhood that had received a fence height variance in the past.

The meeting was adjourned.

Dan Hanson

Dan Hanson, Secretary
Planning and Zoning Administrator

Shawn Storhaug

Shawn Storhaug, Chairperson