Board of Adjustment
Brookings, South Dakota
May 7, 2015

# OFFICIAL MINUTES

Chairperson Shawn Storhaug called the Board of Adjustment meeting to order on Thursday, May 7, 2015, at 5:00 PM in the Chambers Room at the City & County Government Center. Members present were Jere Hieb, Mary Kidwiler, alternate Lynn Mennis, alternate Eric Youmans, and Storhaug. O'Neill and Hoffelt were absent. Others present were Craig Kreyger, Dave and Chris Larson, Leon Raney, Gary Gramm, Planning and Zoning Administrator Dan Hanson and others.

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

**Item #3** – (Mennis/Kidwiler) Motion to approve the April 16, 2015 minutes. All present voted aye. **MOTION CARRIED**.

**Item #4a** – Fourth Vision Group has made a request for a variance on Lot 2 and 2A of Tract C of Lot 3, Southbrook Addition, also know as 818 22nd Avenue So. The request is to establish a garbage receptacle with an enclosure in the front yard. Garbage receptacles are only allowed inside or rear yards.

(Kidwiler/Mennis) Motion to approve the request.

(Mennis/Kidwiler) Amendment to the motion to add "provided an enclosure is constructed that is not less than 8 inches above the dumpster height, the material used to construct the enclosure matches the adjacent exterior building wall, and landscaping consisting of plants and shrubs is established around the perimeter of the enclosure". All present voted aye. **AMENDMENT CARRIED**.

The motion, as amended, was voted on. All present voted aye. **MOTION CARRIED.**

**Item #4b –** Christina Larson has made a request for a variance on Lot 8, Block 1, Bluegill Addition, also known as 2126 17th Avenue So. The request is to establish front yard parking on a residential lot.

(Mennis/Kidwiler) Motion to approve the request. All present voted no. **MOTION FAILED**.

**Item #4c** – The Boys & Girls Club of Brookings has made a request for a variance on Block 6, Hyland Addition, also known as 1910 12th St. So. The request is to establish a wall sign with 123 square feet of area. The maximum size allowed is 24 square feet.

(Kidwiler/Mennis) Motion to approve the request. All present voted no. **MOTION FAILED.**

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, May 7, 2015, at 5:00 PM in the Chambers Room at the City & County Government Center. Members present were Jere Hieb, Mary Kidwiler, alternate Lynn Mennis, alternate Eric Youmans, and Storhaug. O'Neill and Hoffelt were absent. Others present were Craig Kreyger, Dave and Chris Larson, Leon Raney, Gary Gramm, Planning and Zoning Administrator Dan Hanson and others.

**Item #4a** – Craig Kreyger, owner of the property, stated the lot was a former carwash with dumpsters located on the south side of the lot. The site was remodeled and the south portion of the lot was now an open parking area which resulted in the wind blowing the dumpster lids open and sending trash into the air. He explained the dumpsters would be located on the east side of the building and would be enclosed and screened with landscaping.

Mennis asked if vehicles using the parking lot would block access to the enclosure. Kreyger replied no since the closest parking stall was reserved for deliveries. Trash pickup was typically done off-hours. Storhaug asked if other alternatives had been considered. Kreyger responded that the only area would be to the south which had the wind problem and there was no garbage truck access available on the west side of the lot.

Storhaug felt screening and landscaping were important conditions to be considered for the request. Mennis concurred and supported requirements that would insure concealment of the dumpsters.

**Item #4b** - Chris Larson stated they built their house in 2006. They had a corner lot and felt the variance would allow them to park on their property in a similar manner to the neighboring properties. Larson added that a driveway could be installed off 22nd Street South but they had planted evergreen trees next to the south wall of the garage.

Kidwiler asked for a clarification on front yard parking. Hanson responded that parking in the front yard was permitted only if the driveway led directly to the rear yard or directly accessed the garage. He noted that neighboring houses had designed their garage entrances to allow access from more than one direction.

Storhaug was concerned with creating a front yard parking precedence in the area and felt hardship had not been established by the applicant. Hieb asked if a parking pad could be installed leading to the rear yard. Larson responded that a sidewalk would then have to be poured to connect the parking areas.

**Item #4c** – The applicant was not present to explain the variance request.

Leon Raney, a neighbor, opposed the request. He felt the Board could not determine hardship without testimony from the applicant. He added that the variance being requested amounted to a 500% increase from what was allowed by ordinance. He felt the variance request was excessive.
He asked if the sign would be illuminated. Hanson replied no. Gary Gramm, a neighbor, was not necessarily opposed to the request but wanted to know where the sign was proposed to be located. Hanson responded that the sign would be in the northeast corner of the north wall facing 12th St. So.

Storhaug stated that the request was a drastic change from what was permitted.

The meeting was adjourned.

Dan Hanson, Secretary
Planning and Zoning Administrator

Shawn Storhaug, Chairperson