Board of Adjustment
Brookings, South Dakota
May 21, 2015

OFFICIAL MINUTES

Chairperson Shawn Storhaug called the Board of Adjustment meeting to order on Thursday, May 21, 2015, at 5:00 PM in the Chambers Room at the City & County Government Center. Members present were Jere Hieb, Jason Hoffelt, Mary Kidwiler, alternate Lynn Mennis, Mary O'Neill, alternate Eric Youmans, and Storhaug. Others present were Vanessa Merhib- Executive Director of the Boys and Girls Club, Dennis Micko, Robert Geary, Katie Murray, Mark Schultz, Steve Chappel, Jason Merkley, Dave Odens, Community Development Director Mike Struck and others.

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

Item #3 – (Hoffelt/Hieb) Motion to approve the May 7, 2015 minutes. All present voted aye. **MOTION CARRIED**.

Item #4 – The Boys & Girls Club of Brookings is asking for reconsideration of their variance request on Block 6, Hyland Addition, also known as 1910 12th St. So, from the May 7, 2015 meeting. The request is to establish a wall sign with 123 square feet of area. The maximum size allowed is 24 square feet.

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

(Storhaug/O'Neill) Motion to table the request to the next meeting to allow notification to be sent to adjacent property owners. All present voted aye. **MOTION CARRIED.**

Item #5a – Robert Geary has made a request for two variances on Lot 1, and the W1/2 of Lot 2, Block 10, Morehouse Addition, also known as 703 9th Street. The first request is to establish a two-family dwelling on a lot with 9,735 square feet of area. The minimum required square footage is 9,900 in a Residence R-2 District. The second request is to reconstruct a building foundation 13 feet from the west front lot line.

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

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

Item #5b – Ashley and Mark Schultz have made a request for a variance on Lot 21, Block 1, Camelot Square Addition, also known as 1187 Squire Court. The request is to construct a deck 18 feet from the front lot line. The required setback is 25 feet in this residential district.

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

Item #5c – First National Community Development Corporation has made request for two variances on the E105' of the N1/2 of Lot 10, and the E105' of Lot 11, Block 8, Morehouse Addition, also

known as 824 9th Street. The request is to reconstruct a building foundation 15 feet from the north front lot line and 23 feet from the east front lot line. The required front yard setback is 25 feet in the Residence R-2 District.

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

Item #5d – Brookings Health Systems has made a request for multiple variances on Outlot A in the NW1/4 of Section 30-T110N-R49W, and Block 5, excluding the W39' thereof, Mayland's Addition, also known as 300 22nd Avenue. The first request is to install one additional access drive onto 22nd Avenue which will be 36' wide. The second request is to reinstall the existing, nonconforming signs.

(O'Neill/Hieb) Motion to approve the first request to add an additional access on 22nd Avenue directly across from 3rd Street. All present voted aye. **MOTION CARRIED.**

(O'Neill/Hoffelt) Motion to approve the second request to allow for a 36' wide driveway. All present voted aye. **MOTION CARRIED.**

(Hoffelt/Kidwiler) Motion to approve the third request for wider curb cuts. All present voted aye. **MOTION CARRIED.**

(Kidwiler/Hieb) Motion to approve the fourth request to reinstall the existing nonconforming signs. All present voted aye. **MOTION CARRIED.**

The meeting was adjourned.

Mike Struck, Secretary
Community Development Director

Shawn Storhaug, Chairperson

Item #5c – Steve Chappel, representing the First National Community Development Corporation, explained to the board that they purchased this property and the foundation needs to be replaced. He stated that they will be picking up the house, replacing the foundation, and then placing the house back down without changing the footprint of the property.

Item #5d – Jason Merkley and Dave Odens explained the request to the Board for the additional access onto 22nd Avenue. Due to recent and upcoming expansions to the hospital, an additional access across the street from 3rd Street would help with the flow of traffic through their parking lot. Struck explained that the City Engineer's Department has looked at the plans and spoke with the hospital, and they are ok with the plan. He also noted that the City has a 3rd Street project in the works for 2017. Hoffelt wondered if the Hospital and City could coordinate their projects to have both of them done together? Merkley stated that they may be willing to assist with the cost and installation of the light to get it done sooner.

Odens explained the request for the wider access drives and wider curb cuts. The current north access drive will be moved further to the north. This access will be used primarily for trucks and service vehicles, so they want to be sure the radius is large enough. The new access will have a right turn, left turn, and entrance lane. And the south entrance will be a right in, right out, with a pork chop in the center, so they need the additional footage for the radius. Struck stated that the Engineering Department has no concerns with this request.

Storhaug questioned why this property is zoned residential and if it were commercial would they be allowed to have the additional access. Struck informed the Board that hospitals are similar to governmental administration uses and such uses are allowed in multiple zoning districts, but if it were commercial, the 3rd access would be allowed and the wider curb cuts would be acceptable without a variance.

Merkley explained the last request for the signs is simple to be able to reuse the current signs. During the construction project, the current signs will need to be moved, and then relocated based on where the access drives will be. He stated that they may need to change the skins/information on the signs slightly, but the sign structure will be reused. Struck explained that the residential zoning district is more strict with signage. Kidwilder questioned "if they were in the Commercial Zoning District would they be conforming?", Struck stated yes.

The meeting was adjourned.

Mike Struck, Secretary
Planning and Zoning Administrator

Shawn Storhaug, Chairperson