

OFFICIAL MINUTES

Chairperson Shawn Storhaug called the Board of Adjustment meeting to order on Thursday, June 18, 2015, at 5:00 PM in the Chambers Room at the City & County Government Center. Voting members present were Mary Kidwiler, alternate Lynn Mennis, Mary O'Neill, alternate Eric Youmans, and Storhaug. Jere Hieb was also present. Jason Hoffelt was absent. Others present were Vanessa Merhib and Tara Mills, Chris and Rachelle Engbrecht, Erin Early and Michelle Tilley, Planning and Zoning Administrator Dan Hanson, and others.

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

Item #3 – (O'Neill/Mennis) Motion to approve the May 21, 2015 minutes. All present voted aye. **MOTION CARRIED.**

Item #4a – The Boys and 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. (NOTE: The vote on this request was reconsidered on May 21, 2015 and scheduled for public hearing for June 18, 2015)

(Kidwiler/Mennis) Motion to approve the request. Kidwiler voted yes. Mennis, O'Neill, Storhaug, and Youmans voted no. **MOTION FAILED.**

Item #4b – Chris and Rachelle Engbrecht have made a request for a variance on Lot 4, Block 1, Camelot Square Addition, also known as 1011 12th St. So. The request is to establish 1,152 square feet of accessory buildings on a residential lot. The maximum permitted is 1,000.

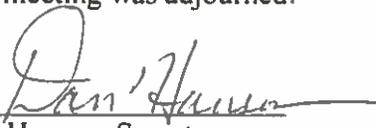
(Mennis/Youmans) Motion to approve the request. Kidwiler, Mennis and Youmans voted yes. O'Neill and Storhaug voted no. **MOTION FAILED.**

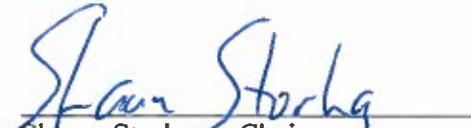
Item #4c – Erin Early and Michelle Tilley have made a request for two variances on Lot 2, Block 2, Pleasant View Addition, also known as 1522 Sioux Trail. The first request is to install two access drives onto Sioux Pass. One access drive is permitted. The second request is to install a 40 foot wide driveway on a residential lot. The maximum width allowed is 36 feet.

(Mennis/Kidwiler) Motion to approve the first request. Mennis and Youmans voted yes. Kidwiler, O'Neill and Storhaug voted no. **MOTION FAILED.**

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

The meeting was adjourned.


Dan Hanson, Secretary
Planning & Zoning Administrator


Shawn Storhaug, Chairperson

Board of Adjustment
Brookings, South Dakota
June 18, 2015

OFFICIAL SUMMARY

Chairperson Shawn Storhaug called the Board of Adjustment meeting to order on Thursday, June 18, 2015, at 5:00 PM in the Chambers Room at the City & County Government Center. Voting members present were Mary Kidwiler, alternate Lynn Mennis, Mary O'Neill, alternate Eric Youmans, and Storhaug. Jere Hieb was also present. Jason Hoffelt was absent. Others present were Vanessa Merhib and Tara Mills, Chris and Rachelle Engbrecht, Erin Early and Michelle Tilley, Planning and Zoning Administrator Dan Hanson, and others.

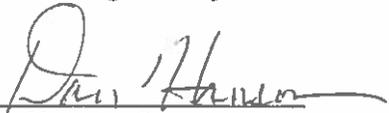
Item #4a – Vanessa Merhib, representing the Boys and Girls Club, stated their new facility would serve teens. The building was originally a church and they felt it needed a new exterior design for their use. Storhaug asked why the sign had to be so large. Merhib responded that the building's size and its distance from the street were the primary reasons. Storhaug asked about the existing freestanding sign next to 12th St. So. Merhib replied that they would use that sign too. Mennis noted that the overall size was quite large and asked if a smaller sign could be designed. Merhib responded that the architect recommended the proposed size based on the location of the building and the sign was purchased before finding out what the regulations were.

Item #4b - Chris Engbrecht stated that he would like to add a 20' X 24' addition onto the current detached garage to allow for additional storage of vehicles. The property had a two-stall garage and a storage shed in the rear yard. With the addition they were proposing, the total square footage for accessory buildings would be 1,152 square feet. Engbrechts stated they talked with their neighbors and no one objected to the proposal.

Storhaug asked if adding an attached garage was considered. Engbrecht stated that an attached garage would cost significantly more money. Hanson noted that homes built in this neighborhood were generally off-set on the lot to allow for a future attached garage. Most properties were developed in this manner over the years.

Item #4c – Earley stated the two access drives would create a safer design for them and pedestrians since they would not have to back up into the street. Kidwiler asked if vehicles could back up and turn around in the wide driveway. Earley replied yes. Kidwiler felt two access drives would not be needed if vehicles had the room to turn around in the driveway and drive out onto Sioux Pass. Earley pointed out that 3 or 4 other properties in Brookings had two access drives on one frontage. Hanson did not recall all the specific details for these properties but one involved a subdivision variance granted by the Planning Commission and City Council. He noted that all residential properties are allowed one 24' wide access drive per frontage regardless of the width of the garage.

The meeting was adjourned.


Dan Hanson, Secretary
Planning and Zoning Administrator


Shawn Storhaug, Chairperson