

OFFICIAL MINUTES

Chairperson Shawn Storhaug called the Board of Adjustment meeting to order on Thursday, August 6, 2015, at 5:00 PM in the Chambers Room at the City & County Government Center. Members present were Jere Hieb, Mary O'Neill, alternate Lynn Mennis, and Storhaug. Absent were Mary Kidwiler, Jason Hoffelt and alternate Eric Youmans. Others present were Kevin Grunewaldt, Valerie Ekern, Gary James, Lee and Bernadette Kotelman, Andrew Austreim, Paul Moriarty, Planning and Zoning Administrator Dan Hanson, and others.

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

Item #3 – (Hieb/Mennis) Motion to approve the July 2, 2015 minutes. All present voted aye. **MOTION CARRIED.**

Item #4a – Kevin Grunewaldt/Richard Johnston have made a request for a variance on Lots 15 and 16, Block 3, Skinner's Second Addition, also known as 925 5th Street. The request is to establish front yard parking on a residential lot.

(Mennis/O'Neill) Motion to approve the request.

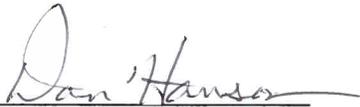
(Storhaug/Mennis) Amendment to the motion to add "provided parking is setback eight feet (8') from the east front lot line". All present voted aye. **AMENDMENT CARRIED.**

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

Item #4b – Andrew and Heidi Austreim have made a request for a variance on the W330' of the S1/2 of Outlot 4 in the SW1/4 of Section 23-T110N-R50W, also known as 1214 Western Avenue. The request is to construct a 1,600 square foot accessory building on a lot with 1,344 square feet of existing accessory buildings. The maximum allowed for all buildings combined is 1,000 square feet on this residential lot.

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

The meeting was adjourned.



Dan Hanson, Secretary
Planning & Zoning Administrator



Shawn Storhaug, Chairperson

OFFICIAL SUMMARY

Chairperson Shawn Storhaug called the Board of Adjustment meeting to order on Thursday, August 6, 2015, at 5:00 PM in the Chambers Room at the City & County Government Center. Members present were Jere Hieb, Mary O'Neill, alternate Lynn Mennis, and Storhaug. Absent were Mary Kidwiler, Jason Hoffelt and alternate Eric Youmans. Others present were Kevin Grunewaldt, Valerie Ekern, Gary James, Lee and Bernadette Kotelman, Andrew Austreim, Paul Moriarty, Planning and Zoning Administrator Dan Hanson, and others.

Item #4a – Grunewaldt stated that he owned an adjacent, older apartment building that lacked parking. The apartment had 19 beds but only 11 on-premise parking spaces. He asked a neighbor (Richard Johnston) if he could purchase a portion of his rear yard for additional parking for his tenants. A variance to park in the front yard next to the alley could add up to 3 more parking spaces. If approved, he would remove a tree and large hedge that was blocking the vision for motorists using the alley. He felt this was the only viable way to increase the parking for his tenants.

Hanson remarked that Grunewaldt's apartment was constructed several decades ago when no on-premise parking was required. The apartment was a legal, nonconforming use and could continue to be used as such with restrictions. However, he could not add parking to the apartment lot because he would violate the minimum landscape requirements under the current zoning regulations.

Storhaug asked if he would purchase only a portion of the lot by the alley. Gruenwaldt replied yes. He would also help Johnston reposition his detached garage on the lot. Mennis asked how close the parking pad would be to the front lot line. Grunewaldt responded that he would like to install the pad 3 ½ feet from the sidewalk.

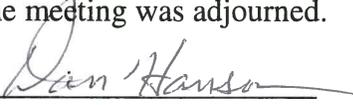
Valerie Ekern, 921 5th Street, was concerned that the project would have a negative impact on the historic neighborhood. Gary James, 916 5th Street, had similar concerns.

Lee and Bernadette Kotelman, 917 5th Street, were concerned about how much yard would be surfaced and who would park there. Grunewaldt replied that only tenants of the apartment would be allowed to park there. Hanson clarified that only the yard portion that was located in the front yard area along Medary was being requested for parking. Parking on the other areas within the rear yard were permitted by right.

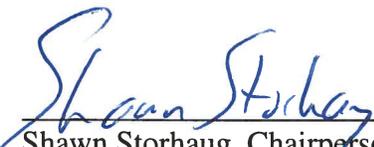
Storhaug felt a 3 ½ foot setback was insufficient from a visibility standpoint for vehicles exiting the alley onto Medary Avenue. He recommended a greater setback. Mennis concurred with Storhaug.

Item #4b - Andrew Austreim stated that his plan was to build a 40' X 40' addition onto the rear of his existing detached garage. The addition would meet the setbacks for the district. He also noted that his lot was large and was surrounded by large, adjacent accessory buildings. Paul Moriarty, an adjacent property owner, supported the request based on the uses that surrounded Austreim's lot. He did not feel the variance would create any negative impacts on neighboring lots.

The meeting was adjourned.



Dan Hanson, Secretary
Planning and Zoning Administrator



Shawn Storhaug, Chairperson