

OFFICIAL MINUTES

Chairperson Shawn Storhaug called the Board of Adjustment meeting to order on Thursday, September 17, 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. Absent were Jason Hoffelt and Mary O'Neill. Others present were Paul Kruse, 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 – (Kidwiler/Mennis) Motion to approve the September 3, 2015 minutes. All present voted aye. **MOTION CARRIED.**

Item #4 – Paul Kruse has made a request for two variances on Lots 1-4, Block 11, Skinner's Second Addition, excluding the E131.25' of Lot 4 and the S22' of the E131.25' of Lot 3, thereof, also known as 1024 6th Street. The first request is to establish a freestanding sign 6 inches from the 6th St. right-of-way. The second request is to establish a freestanding sign up to the right-of-way on 11th Avenue. The required setback is 5 feet from both rights-of-way.

(Mennis/Kidwiler) Motion to approve both variance requests. All present voted no. **MOTION FAILED.**

(Kidwiler/Mennis) Motion to grant a variance to permit a freestanding sign to be erected in the northwest corner of the lot and be no closer than 12 inches from the 6th St. right-of-way line. All present vote aye. **MOTION CARRIED.**

The meeting was adjourned.



Dan Hanson, Secretary
Planning & Zoning Administrator



Shawn Storhaug, Chairperson

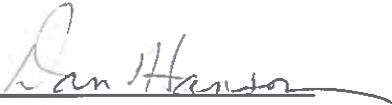
OFFICIAL SUMMARY

Chairperson Shawn Storhaug called the Board of Adjustment meeting to order on Thursday, September 17, 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. Absent were Jason Hoffelt and Mary O'Neill. Others present were Paul Kruse, Planning and Zoning Administrator Dan Hanson, and others.

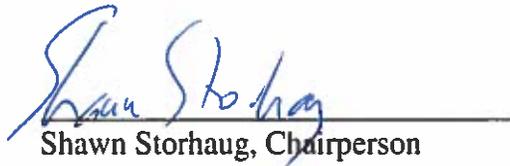
Item #4a – Kruse stated that the existing freestanding sign at the corner did not meet the current setback regulations. He had originally proposed to replace the sign at the intersection corner but found that motorists traveling west on 6th Street would not be able to see a new sign in that location. He proposed that a new freestanding sign be permitted to be installed in the northwest corner of his lot next to 6th Street. This location would not cause any visibility issues for traffic coming and going from his parking lot. He added that his building and the neighboring building to the west were both very close to the front lot line since they were constructed many years ago. He felt this would cause some visibility issues for a sign on his property if the sign was required to be set back 5 feet.

Storhaug felt the primary issue regarding the original request was safety. He noted that moving the sign off the corner location would improve safety at the site. He also felt the two buildings that were constructed near the 6th St. right-of-way line created a unique situation for the applicant since they could obstruct the view of a sign. He considered the applicant's removal of the legal, nonconforming sign at the corner to be an improvement for the site.

The meeting was adjourned.



Dan Hanson, Secretary
Planning and Zoning Administrator



Shawn Storhaug, Chairperson