

OFFICIAL MINUTES

Acting Chairperson Jere Hieb called the Board of Adjustment meeting to order on Thursday, November 5, 2015, at 5:00 PM in the Chambers Room at the City & County Government Center. Members present were Mary Kidwiler, Mary O'Neill, alternate Eric Youmans, and Hieb. Jason Hoffelt, Lynn Mennis, and Shawn Storhaug were absent. Others present were David Kneip, Donald Pavek, Scott Peterson, Tyler Burlage, Planning and Zoning Administrator Dan Hanson, and others.

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

Item #3 – (O'Neill/Kidwiler) Motion to approve the October 15, 2015 minutes. All present voted aye. **MOTION CARRIED.**

Item #4 – VK Properties LLC has made a request for a variance on Lot 8, Block 3, Bane and Poole Addition, also known as 1805 Ohio Drive. The request is to build a carport 3 feet from the east side lot line. The required setback is 8 feet in this residential district. (**Motion to approve tabled on 10-15-2015**)

(Kidwiler/O'Neill) Motion to take the question from the table. All present voted aye. **MOTION CARRIED.**

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

Item #5a – Donald Pavek has made a request for two variances on Lot 18, River Ridge Addition, also known as 3410 Oak Lane. The first request is to install a 43 foot wide approach. The maximum width permitted is 24 feet. The second request is to install a 43 foot wide driveway. The maximum width permitted is 35 feet on this residential lot.

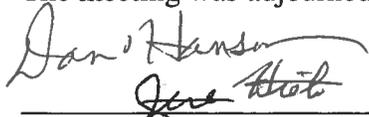
(Kidwiler/O'Neill) Motion to approve both variance requests. All present voted no. **MOTION FAILED.**

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

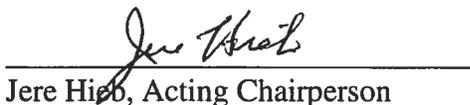
Item #5b – Burlage Peterson Auctioneers and Realtors, LLC has made a request for a variance on the W46' of Lot 1, Block 6, Original Plat Addition, also known as 317 4th Street. The request is to build zero feet (0') from the rear lot line. The required setback is 20 feet.

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

The meeting was adjourned.



Dan Hanson, Secretary
Planning & Zoning Administrator



Jere Hieb, Acting Chairperson

OFFICIAL SUMMARY

Acting Chairperson Jere Hieb called the Board of Adjustment meeting to order on Thursday, November 5, 2015, at 5:00 PM in the Chambers Room at the City & County Government Center. Members present were Mary Kidwiler, Mary O'Neill, alternate Eric Youmans, and Hieb. Jason Hoffelt, Lynn Mennis, and Shawn Storhaug were absent. Others present were David Kneip, Donald Pavek, Scott Peterson, Tyler Burlage, Planning and Zoning Administrator Dan Hanson, and others.

Item #4 – David Kneip, representing VK Properties, LLC, stated that a house was constructed on this lot with no garage. He was proposing to build a single-stall, attached carport. He felt the carport would be an improvement for the neighborhood. He added that the house was originally constructed with a wide sideyard opposite the driveway. This left very little room on the other side for a garage. He presented an elevation drawing of how the carport would be attached to the house.

Hieb clarified that the proposed 3 foot setback at the back corner of the carport would be the minimum setback. Kneip replied yes.

Item #5a - Pavek stated that he recently purchased the property. A variance would allow him to park his camper off to the side of his driveway and not in front of his garage doors. Pavek stated that other properties had wider driveways similar to what he was proposing.

Kidwiler noted that other properties in the neighborhood had narrow approaches. She asked if the 24' wide approach could be retained if they still considered a wider driveway? Pavek replied yes, but a wider approach would be more ideal due to the narrow road that fronts his property. He added that a wider approach would make backing into the driveway safer and easier. Hieb remarked that the variance request for the approach width was substantial.

Item #5b – Scott Peterson, representing Burlage Peterson Auctioneers and Realtors, LLC, stated that the building on the lot was past its useful life span and needed to be demolished. It had been constructed in the 1930s up to all lot lines. He noted that the lot was only 46' feet long by 25 feet deep. He was proposing to build a new building on the exact same footprint. Hanson remarked that the rear lot line was opposite the front lot line, by definition. Therefore, a building could only be constructed on the south five feet of the property without a variance.

The meeting was adjourned.



Dan Hanson, Secretary
Planning and Zoning Administrator



Jere Hieb Acting Chairperson