

OFFICIAL MINUTES

Chairperson Shawn Storhaug called the Board of Adjustment meeting to order on Thursday, November 19, 2015, at 5:00 PM in the Chambers Room at the City & County Government Center. Voting members present were Jere Hieb, Jason Hoffelt, Mary Kidwiler, Mary O'Neill, and Storhaug. Alternates present were Lynn Mennis and Eric Youmans. Others present were Cliff Kurtz, Bill Taylor, Planning and Zoning Administrator Dan Hanson, and others.

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

Item #3 – (Kidwiler/O'Neill) Motion to approve the November 5, 2015 minutes. All present voted aye. **MOTION CARRIED.**

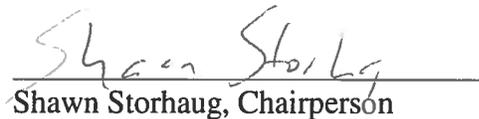
Item #4 – Cliff Kurtz has made a request for a variance on Lot 17, Block 12, East Acres Second Addition, also known as 410 22nd Avenue South. The request is to establish front yard parking on a residential lot.

(Hoffelt/Hieb) Motion to approve the variance. All present vote no. **MOTION FAILED.**

The meeting was adjourned.



Dan Hanson, Secretary
Planning & Zoning Administrator



Shawn Storhaug, Chairperson

OFFICIAL SUMMARY

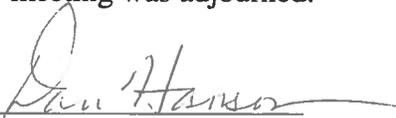
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Item #4 – Kurtz stated that he wanted to install a turn-a-round in the front yard area so he would be able to drive out onto 22nd Avenue instead of backing into the street. Storhaug asked if the turn-a-round would be paved? Kurtz answered yes. Storhaug asked why a vehicle could not use the yard area north of the driveway as a turn-a-round. Kurtz responded that the distance was too short so a vehicle would have to make several maneuvers to get turned around. He added that backing into 22nd Avenue was difficult due to the traffic volume. Storhaug inquired if the adjacent property had received a variance for front yard parking. Hanson answered that no record of a variance had been found in the files at this time but an investigation would continue. Mennis asked about the allowed width of a driveway on this lot. Hanson replied that residential properties are allowed up to 24' of driveway width. Additional driveway widths are permitted if the accessory buildings on the lot are also wider than 24'. Parking pads next to driveways, and adjacent to a side lot line, are also permitted in certain cases.

Bill Taylor, 340 22nd Avenue South, opposed the variance. He questioned the need for a turn-a-round and felt backing into the street was not a problem. He had lived on the street for many years. Taylor also submitted a letter from an adjacent neighbor opposing the request.

Kidwiler asked how the property could be used. Hanson replied a single-family dwelling was the only permitted use. Storhaug could not support the variance. He felt the front yard parking restriction in the zoning ordinance should be maintained for this property.

The meeting was adjourned.



Dan Hanson, Secretary
Planning and Zoning Administrator



Shawn Storhaug, Chairperson