

OFFICIAL MINUTES

Chairperson Shawn Storhaug called the Board of Adjustment meeting to order on Thursday, February 18, 2016, at 5:00 PM in the Chambers Room at the City & County Government Center. Voting members present were Jere Hieb, Jason Hoffelt, alternate Eric Youmans, Mary O'Neill, and Storhaug. Alternate George Houtman was also present. Absent was Lynn Mennis. Others present were Nathan Hilbrands, Mike Robbins, Planning and Zoning Administrator Dan Hanson, and others.

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

Item #3 – (Youmans/O'Neill) Motion to approve the January 21, 2016 minutes. All present voted aye. **MOTION CARRIED.**

Item #4a – Nathan Hilbrands has made a request for a variance on Lot 9, and the northeasterly 10' of Lot 10 and Lot 8, except the easterly 42' thereof, River Ridge Addition, also known as 205 Heather Lane West. The request is to build 18 feet from the front lot line. The minimum required setback is 30 feet in the Residence R-1B District.

(Hoffelt/Youmans) Motion to approve the variance request.

(Storhaug/Hoffelt) Amendment to the motion to strike out "18 feet" and insert "26 feet". All present voted aye. **AMENDMENT CARRIED.**

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

Item #4b – Michael Robbins has made a request for two variances on the W50' of Lot A of Lot 4, Block 1, Skinner's Third Addition, also known as 827 2nd Street South.

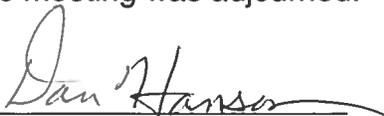
The first request is to build 11 feet from the west side lot line. The required setback is 20 feet in the Industrial I-1 District.

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

The second request is to build 27 feet from the east side lot line. The required setback is 50 feet when next to a residential district boundary line.

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

The meeting was adjourned.



Dan Hanson, Secretary
Planning & Zoning Administrator



Shawn Storhaug, Chairperson

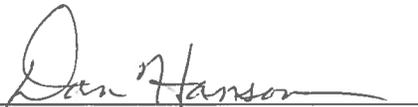
OFFICIAL SUMMARY

Chairperson Shawn Storhaug called the Board of Adjustment meeting to order on Thursday, February 18, 2016, at 5:00 PM in the Chambers Room at the City & County Government Center. Voting members present were Jere Hieb, Jason Hoffelt, alternate Eric Youmans, Mary O'Neill, and Storhaug. Alternate George Houtman was also present. Absent was Lynn Mennis. Others present were Nathan Hilbrands, Mike Robbins, Planning and Zoning Administrator Dan Hanson, and others.

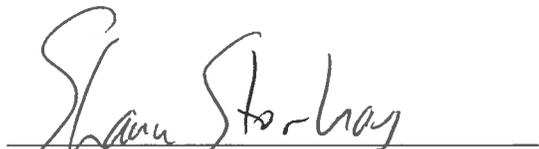
Item #4a – Hilbrands stated that his house sustained some storm damage to the roof last year. He wanted to add on to his garage as part of the repair project. Storhaug noted that the variance request was substantial and asked why the variance was needed. Hilbrands responded that his builder felt it was more feasible to construct a two-stall garage rather than a one-stall garage. Storhaug remarked that the existing two-stall garage would be expanded to a four-stall garage under the proposal. Hilbrands noted that the covenants in the subdivision did not allow for a detached garage. O'Neill stated that the variance being requested would create a setback that was much less than what was customary in the neighborhood. Storhaug noted that a neighboring property had received a variance in the past to encroach within 26 feet of the front property line. He felt a single-stall garage could be constructed that would have a similar encroachment into the setback. It was noted that the current building was 40 feet from the front lot line. Houtman commented that a standard stall width was about 14 feet wide so allowing a 26 foot building setback could work for one additional stall.

Item #4b – Robbins stated the addition would be located between the house and shop. Storhaug asked if the addition would be in-line with the west wall of the existing building. Robbins responded yes. The east wall of the proposed addition would be set back further than the existing east wall of the building.

The meeting was adjourned.



Dan Hanson, Secretary
Planning and Zoning Administrator



Shawn Storhaug, Chairperson