

OFFICIAL MINUTES

Chairperson Shawn Storhaug called the Board of Adjustment meeting to order on Thursday, April 7, 2016, at 5:00 PM in the Chambers Room of the City & County Government Center. Members present were Jere Hieb, Jason Hoffelt, Mary O'Neill, alternate Eric Youmans and Storhaug. Lynn Mennis and alternate George Houtman were absent. Others present were Jason and Mandy Newman, Brett Behrends, Planning and Zoning Administrator Dan Hanson, and others.

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

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

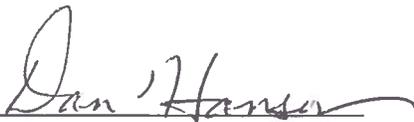
Item #4a – Jason Newman has made a request for a variance on Lot 4, Block 11, Bluegill Addition, also known as 1806 23rd Street South. The request is to erect a fence with a height of 8 feet in a portion of the rear yard. The maximum height allowed is 6 feet.

(Youmans/Hoffelt) Motion to approve the variance as requested. All present voted aye. **MOTION CARRIED.**

Item #4b – Brett Behrends has made a request for a variance on Lot 5, Block 5, East Acres Second Addition, also known as 1630 Elmwood Drive. The request is to erect a 6 foot high fence, twenty feet from the east front lot line. The required setback is 25 feet for this residential lot.

(Hoffelt/Hieb) Motion to approve the variance request. All present voted aye. **MOTION CARRIED.**

The meeting was adjourned.



Dan Hanson, Secretary
Planning & Zoning Administrator



Shawn Storhaug, Chairperson

OFFICIAL SUMMARY

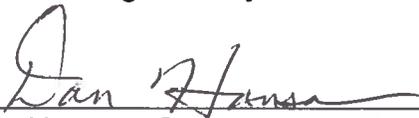
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Item #4a – Jason Newman stated that they were planning to erect a 6 foot high fence in their rear yard but wanted to erect a higher fence in the southwest corner due to the slope of the land. Hieb asked if the top of the fence would remain consistent in height throughout the back yard. Newman replied yes. Storhaug felt this was a unique situation since the elevation changed substantially. He did not see any issues such as sight line obstructions with the request.

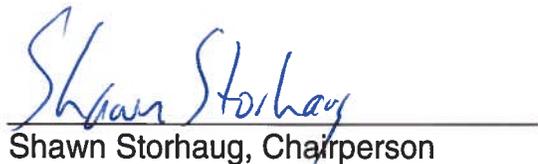
Item #4b – Behrends stated that the property had two front yards and he wanted to screen the rear yard from 17th Avenue. A three section fence existed on the lot when he purchased it and his new fence would be erected in-line with it. He added that a patio had been constructed in the back yard many years ago and the east edge was 5 feet closer to 17th Avenue than the house. Therefore, the current fence was 20 feet from the lot line. He submitted an example of the proposed fence design and an aerial that highlighted two other neighboring properties that had received variances for higher fences in the front yard. He also noted that a previous owner had been granted a variance to build a shed 20 feet from the lot line but it had been removed.

Storhaug confirmed that the proposed fence would be the same setback as the existing fence. Behrends responded yes. Hieb asked if the new fence could start at the east edge of the patio and then be set back 25 feet as it continued south to the detached garage. Behrends said it could be done but he would lose a tree or two in his back yard.

The meeting was adjourned.



Dan Hanson, Secretary
Planning and Zoning Administrator



Shawn Storhaug, Chairperson