

**OFFICIAL MINUTES**

Chairperson Shawn Storhaug called the Board of Adjustment meeting to order on Thursday, June 16, 2016, at 5:00 PM in the Chambers Room at the City & County Government Center. Voting members present were Jere Hieb, Jason Hoffelt, Mary O'Neill, alternate Eric Youmans and Storhaug. Nonvoting member present was alternate George Houtman. Absent was Lynn Mennis. Others present were Alan Rogers, Neil & Kimberly Miller, Jason Johnson, Community Development Director Mike Struck and others.

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

**Item #3** – (Hoffelt/O'Neill) Motion to approve the May 19, 2016 minutes. All present voted aye. **MOTION CARRIED.**

**Item #4a** – Agri-Cultures Inc has made a request for two variances on Lot 2, Block 5, Bidco Addition, also known as 126 Airport Avenue. The requests are to build ten feet (10') from the side and rear lot line. The required setbacks are twenty feet (20') in the Industrial I-2 District.

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

**Item #4b** – Neil Miller has made a request for two variance on the W80' of Lots 1-3 and portions of vacated street, Block 8, Skinners Second Addition, also known as 918 1<sup>st</sup> Street. The first request is to erect a fence greater than 30" in the front yard setback. The second request is to erect an 8 foot high fence in the side yard. The maximum height allowed is 6 feet.

(Hieb/O'Neill ) Motion to approve the first variance request. O'Neill voted yes. All others voted no. **MOTION FAILED.**

(Youman/Hoffelt) Motion to approve the second variance request.

(Storhaug/O'Neill) Amendment to the motion to limit the height of the fence to 6 feet (6') above the neighbors parking pad. All present voted aye. **AMENDMENT CARRIED.**

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

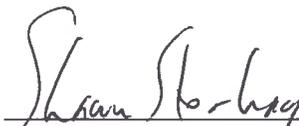
**Item #4C** – Jason Johnson has made a request for a variance on the North 95' of Lots 1 and 2, Block 6, Skinners First Addition, also known as 824 4<sup>th</sup> Street. The request is to erect a fence 44" in height in the front yard. The maximum height allowed is 30".

(Youmans/O'Neill) Motion to approve the variance request. Hoffelt voted yes. All others voted no. **MOTION FAILED.**

The meeting was adjourned.



Mike Struck , Community Development Director



Shawn Storhaug, Chairperson

**OFFICIAL SUMMARY**

Chairperson Shawn Storhaug called the Board of Adjustment meeting to order on Thursday, June 16, 2016, at 5:00 PM in the Chambers Room at the City & County Government Center. Voting members present were Jere Hieb, Jason Hoffelt, Mary O'Neill, alternate Eric Youmans and Storhaug. Nonvoting member present was alternate George Houtman. Absent was Lynn Mennis. Others present were Alan Rogers, Neil & Kimberly Miller, Jason Johnson, Community Development Director Mike Struck and others.

**Item #4a** – Alan Rogers, representing Agri-Cultures Inc, explained that they have been developing this industrial land out by the airport for several years. In the early stages, they built buildings in the front of the lot that would block some of the “industrial” look towards the back of the lot. Alan explained that the City just recently demolished a storage unit facility to the west and this has made his lot and inventory more visible to the public. He indicated that this building that he is proposing to build will store some of his inventory and equipment and clean up the lot.

Struck explained that the rear yard request is simply to extend the variance that was granted in 2014.

**Item #4b** – Neil Miller explained that the neighboring duplex parking pad butts up to the lot line. There are anywhere from 6 to 10 cars here at most times and there isn't much privacy. Storhaug inquired as to why they would need a higher fence in the front yard. Neil explained that the fence will look best if it steps in intervals to the 8 foot height. He also indicated that the parking pad actually starts in front of their house, so additional privacy in the front yard is also needed. Storhaug is concerned about sight issues for pedestrians if the front yard fence gets too high.

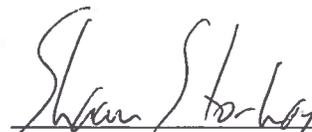
Kim Miller explained that the current fence has been knocked over by vehicles from the neighbor and she feels that a taller fence would be more structurally sound. Houtman is in favor of the taller fence in the side yard. Houtman stated that due to the grade of the property, an 8' fence would be equivalent to the neighbor putting up a 6' fence along their parking pad. Storhaug suggests that the fence should be no more than 6' higher than the neighbors parking pad.

**Item #4c** – Jason Johnson indicated that they currently have a fence that is 44” but they would like to do some other changes to the yard and want to be able to put a new fence up that is 44” in height but will be 16' back from the front lot line. For the safety and security of their pets and children, he feels that the 44” is an adequate height. Jason also feels that since the fence will be 16' back from the front lot line, there will not be any views obstructed. Hoffelt also agrees that this request will not obstruct any views.

The meeting was adjourned.



Mike Struck, Community Development Director



Shawn Storhaug - Chairperson