

OFFICIAL MINUTES

Vice-chairperson Lynn Mennis called the Board of Adjustment meeting to order on Thursday, May 19, 2016, at 5:00 PM in the Chambers Room at the City & County Government Center. Voting members present were Mary O'Neill, alternate George Houtman, alternate Eric Youmans and Mennis. Jere Hieb, Jason Hoffelt, and Shawn Storhaug were absent. Others present were Gregg Jongeling, John Mills, 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 – (O'Neill/Houtman) Motion to approve the May 5, 2016 minutes. All present voted aye. **MOTION CARRIED.**

Item #4 – Robert Miller has made a request for a variance on Lots 1 and 1A, Block 11, Telkamp Addition, also known as 2205 6th Street. The request is to install a 4.75 foot wide landscape buffer between the right-of-way line and a parking lot. The minimum required width is 8 feet. (This request was moved and then tabled on May 5, 2016)

(Houtman/Youmans) Motion to take the motion from the table. All present voted aye. **MOTION CARRIED.**

(Houtman/O'Neill) Amendment to the motion to add "and install a parking lot up to the south lot line". All present voted aye. **AMENDMENT CARRIED.**

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

Item #5 – John and Joy Mills have made a request for a variance on Lot 3, LeFevre Addition, also known as 3100 6th Street. The request is to install an access drive onto LeFevre Drive with a width of 55 feet. The maximum width allowed is 40 feet.

(Houtman/Youmans) Motion to approve the variance.

(O'Neill/Youmans) Amendment to the motion to add "and install a 45' wide access drive in the southwest corner onto LeFevre Drive". All present voted aye. **AMENDMENT CARRIED.**

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

The meeting was adjourned.



Dan Hanson, Secretary
Planning & Zoning Administrator



Lynn Mennis, Vice-chairperson

OFFICIAL SUMMARY

Vice-chairperson Lynn Mennis called the Board of Adjustment meeting to order on Thursday, May 19, 2016, at 5:00 PM in the Chambers Room at the City & County Government Center. Voting members present were Mary O'Neill, alternate George Houtman, alternate Eric Youmans and Mennis. Jere Hieb, Jason Hoffelt, and Shawn Storhaug were absent. Others present were Gregg Jongeling, John Mills, Planning and Zoning Administrator Dan Hanson and others.

Item #4 – Hanson stated that the initial variance request involved only the west side of the property. However, the petitioner indicated that the parking lot along the south end of the property needed to be reconstructed too.

Gregg Jongeling, representing Robert Miller, stated that the distance between the building wall and the west lot line was 41 feet. A narrower landscape strip than what was required would allow the owner to keep the parking as it was now. Otherwise, there would be a loss of parking stalls that were needed for the business. He also remarked that a 0 foot setback on the south side would still leave about 50 feet of greenspace between the parking lot and a future sidewalk that was to be installed by the SDDOT. The 50 feet was part of the Highway 14 right-of-way. He recalled that the 8 foot wide landscape strip regulation was created to insure that vehicles would not encroach over a public sidewalk. Public sidewalks in Brookings were generally 6 inches from the property line.

Houtman noted that the existing landscape strip on the west side was about 32 inches wide so the proposal would actually increase the width. Mennis felt it was important that the number of on-premise parking stalls remain the same for the use.

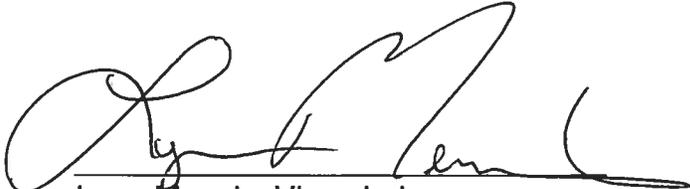
Item #5 – John Mills stated that the request needed to be modified based on an incorrect measurement on a previous site plan. The access drive width in the southwest corner of the lot was actually 45 feet wide instead of 40 feet wide. Mills remarked that the SDDOT was eliminating the service road in front of his lot. Therefore, trucks could no longer access the existing loading docks on the north side of the building. A new loading dock would be constructed on the west side of the building and would be angled to face the northwest. Trucks would have to enter a new access drive in the southwest corner, drive through to an access drive in the northwest corner, and then back up to the loading dock. The angle that the trucks needed to take entering and exiting the site created the need for wider access drives to accommodate the minimum turning radius for a semi-tractor trailer.

Houtman felt the variance was the minimum needed to accomplish the turns. Youmans was familiar with current traffic issues on LeFevre Drive and felt the design would create the least impact on street traffic. Mills indicated that the future reconstruction of Highway 14 and LeFevre Drive would restrict access onto Highway 14 with a right-in/right-out only.

The meeting was adjourned.



Dan Hanson, Secretary
Planning and Zoning Administrator



Lynn Mennis, Vice-chairperson