

**OFFICIAL MINUTES**

Chairperson Shawn Storhaug called the Board of Adjustment meeting to order on Thursday, July 7, 2016, at 5:00 PM in the Chambers Room at the City & County Government Center. Voting members present were Lynn Mennis, Mary O'Neill, Storhaug, and alternates George Houtman and Eric Youmans. Absent were Jere Hieb and Jason Hoffelt. Others present were Community Development Director Mike Struck and Scott Winger.

**Item #2** – (Mennis/Youmans ) Motion to approve the agenda with the removal of item 4a. All present voted aye. **MOTION CARRIED.**

**Item #3** – (Mennis/O'Neill) Motion to approve the June 16, 2016 minutes. All present voted aye. **MOTION CARRIED.**

**Item #4b** – Sarantis Theodosopoulos has made a request for a variance on the East 73' of Lot 10 and 10A, Block 3, First Addition, also known as 205 6<sup>th</sup> Avenue. The request to install an access drive onto Front Street with a width of 40 feet. The maximum width allowed is 24 feet.

(O'Neill/Mennis) Motion to table the variance request. All present voted aye. **MOTION CARRIED.**

**Item #4c** – Lomar Development Co, dba Twin City Fan has made a request for a variance on Lots 1&2, Block 9, Mayland's 1<sup>st</sup> Addition, also known as 101 Sunrise Ridge Road. The request is to install a freestanding sign that measures 200 square feet. The maximum allowed is 160 square feet in this Industrial District.

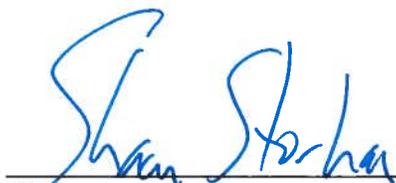
(Mennis/Youmans) Motion to approve the variance request. All present voted aye. **MOTION CARRIED.**

**Item #4d** – Brookings Property Management has made a request for a variance on Lot 11, Block 3, Skinner's First Addition, also known as 715 3<sup>rd</sup> Street. The request is to build twenty-four feet (24') from the front lot line. The required setback is twenty-five feet (25') for this residential lot.

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

The meeting was adjourned.

  
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Mike Struck,  
Community Development Director

  
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Shawn Storhaug, Chairperson

**OFFICIAL SUMMARY**

Chairperson Shawn Storhaug called the Board of Adjustment meeting to order on Thursday, July 7, 2016, at 5:00 PM in the Chambers Room at the City & County Government Center. Voting members present were Lynn Mennis, Mary O'Neill, Storhaug, and alternates George Houtman and Eric Youmans. Absent were Jere Hieb and Jason Hoffelt. Others present were Community Development Director Mike Struck and Scott Winger.

**Item #4b** – The board agreed to table this item until the next meeting.

**Item #4c** – Scott Winger stated that the plan is to construct a sign between the property and the interstate so that it is visible from the road. They decided to put a short-term hold on the sign for now but wanted to get the variance approved for in the future. Storhaug asked if this was a sign to identify the building and O'Neill asked if it was an electronic sign. Winger explained that it is an electronic sign that would be backlit. When asked why the normal sign size for this zone would not be appropriate, Winger stated that the company wants it visible from the interstate and that other signs nearby are the larger size that they requesting in the variance. Storhaug noted that a similar variance had been granted to Larson Manufacturing north of Twin City Fan. This sign was bigger and was also granted a setback variance, which Twin City Fan is not requesting. O'Neill added that industry standards are larger than what the code allows. Struck explained the differences between B-4 zones and industrial zones.

**Item #4d** – Storhaug recused himself and Mennis took over the meeting. Storhaug said he thought the stairs are actually 19 feet from the lot line. He stated that there is no change in the setback as he is removing the porch and replacing it with a more open design that is similar to the historical standards. The current design is not the original. He said that the historical society has approved the change. Struck explained that a variance is not needed for repairs but that it is needed for structural changes which is what is happening with this request. Mennis asked Storhaug to confirm that he is essentially just replacing the existing porch. Storhaug stated that it is currently on cinder blocks and therefore is pulling away from the house. There will be no changes in the footprint, but that the new porch will be more stable.

The meeting was adjourned.



Mike Struck  
Community Development Director



Shawn Storhaug – Chairperson