

OFFICIAL MINUTES

Vice Chairperson Lynn Mennis called the Board of Adjustment meeting to order on Thursday, August 18, 2016, at 5:00 PM in the Chambers Room at the City & County Government Center. Voting members present were Jere Hieb, Lynn Mennis, Mary O'Neill, alternate Eric Youmans. Absent were Shawn Storhaug, Jason Hoffelt, and alternate George Houtman. Others present were Staci Bungard City Planner, Community Development Director Mike Struck, Mike McClemans, Laura Osenieks-McClemans, Dennis Bielfeldt, and Sarah Woodard.

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

Item #3 – (Youmans/Hieb) Motion to approve the August 4, 2016 minutes. All present voted aye. **MOTION CARRIED.**

Item #4a – Sunny Ridge Inc has made a request for a variance on Lot 7B, Block 13, McClemans Addition, also known as 921 20th Street South. The request is to install a second access drive onto an arterial street with less than 200 feet of lot frontage.

(Hieb/O'Neill) Motion to approve the variance request.

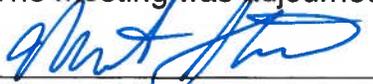
(Hieb/Youmans) Amendment to motion to require the driveway to be right turn only with high back curb and signage. All present voted aye. **MOTION CARRIED.**

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

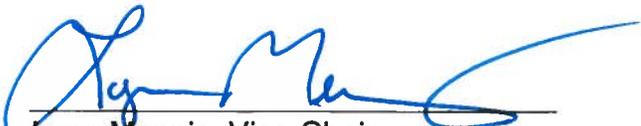
Item #4b – SND, LLC has made a request for a variance on Lots 3A and 3B, Block 2, Telkamp Addition, also known as 929 25th Avenue. The request is to install 289 parking spaces. The required parking spaces for the uses identified is 355 spaces.

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

The meeting was adjourned.



Mike Struck,
Community Development Director



Lynn Mennis, Vice-Chairperson

OFFICIAL SUMMARY

Vice Chairperson Lynn Mennis called the Board of Adjustment meeting to order on Thursday, August 18, 2016, at 5:00 PM in the Chambers Room at the City & County Government Center. Voting members present were Jere Hieb, Lynn Mennis, Mary O'Neill, alternate Eric Youmans. Absent were Shawn Storhaug, Jason Hoffelt, and alternate George Houtman. Others present were Staci Bungard City Planner, Community Development Director Mike Struck, Mike McClemans, Laura Osenieks-McClemans, Dennis Bielfeldt, and Sarah Woodard.

Item #4a – Mike McClemans, property owner stated his intention of placing a drive thru window on the side of the building which would need a second driveway access on 20th Street South. McClemans also discussed the history of the property and his donation of 85 feet of land to the City for a bike path.

Mary O'Neill stated concerns about the visibility and sight distance from the stop sign at the corner of Medary Avenue and 20th Street South. McClemans stated the driveway would be about 90 feet from the stop sign and the site distance issue was worsened by the City's landscaping. Hieb suggested a right turn only driveway access for the drive thru. McClemans stated a right turn only access with high back curb would work.

Mennis asked Struck to describe the access requirements. Struck stated that 200 feet of frontage is required to have a second access point onto an arterial street. In addition, a corner lot would allow for two access points. Staff determined the lot was not a corner lot because of the strip of land between the property and Medary Avenue and the area plats show the strip as a separate block. Hieb stated the strip of property donated by McClemans was not buildable so for feasibility purposes Lot 7B functions as a corner lot.

O'Neill ask the owner if he had considered abandoning the existing access on Lot 7B and using a shared access with Lot 8. McClemans stated the existing access on the property was set up to serve the gas station. O'Neill wondered if the location of the drive thru window could be changed so the second access would not be needed. The owner stated the only feasible location was on the south side of the building.

Mennis opened the floor for public comments and none were received. Youmans stated that visibility needed to be improved near the bike path. He also remarked the lot was technically not a corner lot but is functioning as a corner lot. Youmans encouraged the owner to work with the City to trim the landscaping to improve the sight distance. Mennis stated a right only driveway with a high back curb and signage was an option. Struck stated the high back curb could be designed to force a right hand turn onto 20th Street South. He also stated a permit would be needed for any driveway access.

Item #4b – Dennis Bielfeldt, owner, stated his desire to construct a convention center and restaurant and connect it to the Comfort Suites. He explained the site was constrained to 289 parking spaces and the only way to provide the required 355 spaces was to reduce the size of the convention center. Bielfeldt stated a large convention center was a community need.

He also stated that many guests would be using the motel, convention center, and restaurant simultaneously, thus reducing the overall demand for parking.

Mennis asked for information on the parking requirements. Struck stated the parking requirements are determined by using a ratio of each use on the property. O'Neill asked if motorcycle or compact car spaces would be acceptable. Struck stated the ordinance requires a parking space to be nine feet wide by eighteen feet deep and spaces are required to be off-street.

Bielfeldt stated he could designate parking on some of his adjacent properties for a large event. He commented that Innovation Village has extra parking and could be used if necessary. Mennis opened the floor for public comments and none were received.

The meeting was adjourned.



Mike Struck
Community Development Director



Lynn Mennis, Vice-Chairperson