

**OFFICIAL MINUTES**

Vice-Chairperson Lynn Mennis called the Board of Adjustment meeting to order on Thursday, October 6, 2016, at 5:00 PM in the Chambers Room at the City & County Government Center. Voting members present were Jere Hieb, Jason Hoffelt, alternate George Houtman, alternate Eric Youmans and Mennis. Absent were Shawn Storhaug and Mary O'Neill. Others present were City Planner Staci Bungard, Community Development Director Mike Struck, Terry and Stacy Stimson, Patrick Siegling representing Avera, Runnings Manager Troy Heier, Kevin Grunewaldt, and others.

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

**Item #3** – (Houtman/Hoffelt) Motion to approve the September 15, 2016 minutes. All present voted aye. **MOTION CARRIED.**

**Item #4a** – Terry Stimson has made a request for a variance on Lot 3, Block 11, Bluegill Addition, also known as 1800 23<sup>rd</sup> Street South. The request is to increase the curb cut width to 34 feet. The ordinance restricts the curb cut width to 24 feet.

(Hoffelt/Youmans) Motion to approve the variance request. Youmans and Hoffelt voted yes. Hieb, Houtman and Mennis voted no. **MOTION FAILED.**

**Item #4b** – Avera McKennan has made a request on behalf of Avera Medical Group Brookings for a variance on Lot 1, Block 3 of Mayland's First Addition; and Outlot C of the NW1/4 of Section 30-T110N-R49W in the City of Brookings also known as 400 22<sup>nd</sup> Avenue. The request is to install a 153 square foot ground freestanding sign that measures 17 feet in height. The ordinance allows 40 square feet of signage with a maximum height of 15 feet in the Business B-2A District.

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

**Item #4c** – Runnings has made two requests for variances on Block 10 of the Telkamp Addition, also known as 2421 6<sup>th</sup> Street. The first request is for the 8-foot landscaping area along Sunrise Ridge Road. And the second request is for the interior tree planting requirement.

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

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

**Item #4d** – Kevin Grunewaldt made a request for variances on Lot 8 and the West ½ of Lot 9, Block 1, Third Addition, also known as 103 5<sup>th</sup> Street. The first request is to construct

habitable living space over an existing garage that is located 6 feet into the 7-foot side yard setback. The second request is to construct a deck 21 feet from the west front property line. The Residence R-2 District requires a 25-foot front yard setback.

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

(Hoffelt/Houtman) Motion to approve the second variance request. **MOTION CARRIED.**

The meeting was adjourned.



Staci Bungard, City Planner



Lynn Mennis, Vice-Chairperson

**OFFICIAL SUMMARY**

Vice-Chairperson Lynn Mennis called the Board of Adjustment meeting to order on Thursday, October 6, 2016, at 5:00 PM in the Chambers Room at the City & County Government Center. Voting members present were Jere Hieb, Jason Hoffelt, alternate George Houtman, alternate Eric Youmans and Mennis. Absent were Shawn Storhaug and Mary O'Neill. Others present were City Planner Staci Bungard, Community Development Director Mike Struck, Terry and Stacy Stimson, Patrick Siegling representing Avera, Runnings Manager Troy Heier, Kevin Grunewaldt, and others.

**Item #4a** – Terry and Stacy Stimson explained that they would like to add 12 feet to their curb cut to allow for easier parking and to match up to their recent extension of their driveway. Hieb asked if they were considering adding on to the garage. Terry stated “no”, they just want to add the parking pad.

**Item #4b** – Patrick Siegling from Avera explained that they would like to replace their current monument sign with new larger more visible sign that does not meet the regulations. Patrick stated that they recently expanded into a second location, and navigation for the patients would be better with the type of sign and layout that they have proposed. Additionally, due to the size and location of the lot, the vertical size is going to be more aesthetically pleasing. Houtman questioned if there would be a video display on the one sign. Patrick stated no. Hoffelt asked what the size of the existing sign at the entrance is? Patrick stated it is 120 Square feet but he isn't exactly sure what the dimensions are. Mennis inquired if there would be an opportunity to rezone this property? Bungard explained with time this could be an option, but they would need to find a zoning district that would work best for the clinic. Hoffelt asked how far away from the sidewalk the entrance sign would be. Patrick stated that they would keep in compliance with the setback which is 5 feet.

**Item #4c** – Troy explained that during the recent construction of the parking lot, he wasn't aware of the zoning requirements for the landscaping. He is asking if it would be possible to plant 10 trees along Sunrise Ridge Road and 10 trees along the east side, offsetting them from the existing boulevard trees. He will have to cut out 6' X 6' squares from the recently poured concrete along Sunrise Ridge Road for the planting of those 10 trees. Houtman inquired about the distance between the first tree and the curb cut. Troy has it planned to be an adequate distance that will not cause a sight issue. The 2<sup>nd</sup> request is to eliminate the trees within the parking lot to allow for easier traffic flow through the parking lot when customers have large vehicles or vehicles with trailers. Houtman agrees with Troy's request about not planting tree islands in the parking lot.

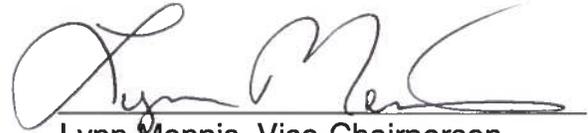
**Item #4d** – Kevin explained that he spoke with the Engineering staff about a year ago with what he would be allowed to do with this property and house and garage. Kevin is using the existing garage and is replacing the flat roof with a pitched roof and he will use this space as an office. Houtman asked if the garage was part of the last variance request. Bungard stated “no” and Kevin agreed. Kevin stated that under building code, this space above the garage is considered living space, when in fact he is using it for an office. Mennis feels that the pitched roof is a better look for the house.

Kevin stated that back when he applied for the variance for the house in the setback, he didn't have the deck included in that request. Kevin would like to build a deck that looks aesthetically correct with the house.

The meeting was adjourned.



Staci Bungard, City Planner



Lynn Mennis, Vice-Chairperson