

BOARD OF ADJUSTMENTS MINUTES

Monday, January 9th, 2017 – 5:15 p.m.

City Hall Commission Room

Members Present: Kevin Tveidt, Kristin Gabriel, Kari Williams, Slade Weller, Dave Kelley

Guests in attendance: Kris Edwards, Curtis Witte, Sue Witte

Staff Present: Jeff Runyan, Sharon Pruess

Chairperson Tveidt called the meeting to order at 5:18 p.m. Tveidt asked if there were any changes to the December 5th, 2016 minutes. Hearing none, he asked for a motion. Kelley made a motion to approve the December minutes and Weller seconded the motion. All voted in favor, motion passed.

Tveidt reviewed the rules that govern the Board of Adjustments:

1. Must show a hardship
2. Grant the minimum variance needed
3. Variance must not change the character of the neighborhood
4. Super majority of the Board is needed to approve a variance

First item on the agenda was ***Kris Edwards, 2201 Duluth Avenue***, seeking a variance for a maximum size of a private garage. Edwards stated the he originally purchased the lot to build a house and a large pole structure. Edwards assumed this was permissible because the neighbor to the North had several outbuildings with one of them being very large. Edwards stated that he is currently trying to figure out what can be done on the property and that a large pole structure should fit into the neighborhood. Edwards always assumed he could build the structure being the lot was zoned Ag.

Kelley asked if he planned to operate a construction company from the lot. Edwards stated that he was not going to operate the construction company from the lot, but he may store construction materials and equipment in the building. Kelley also asked if a smaller structure would fit his needs. Edwards stated that 1200 sf would not be large enough.

Tveidt asked if there were any comments from the guests in attendance. Curtis Witte stated that he had no issues with the project and he also agreed that 1200 sf is too small of a structure.

Tveidt then went on to read the staff recommendation. Staff recommendation was to deny approval of the project. Tveidt asked staff if there were any public comments to which Runyan indicated there were no comments received. Pruess indicated that the City has received complaints in the past about the construction materials being stored on the site and that Edwards has inquired about operating a Construction Company at the site in the past, which is not permissible in a Residential area.

Board was concerned about the size of the structure and Kelley made the motion to deny the request. Gabriel seconded the motion. All in favor to deny the request. Variance denied.

With no further business Tveidt asked for a motion to adjourn the meeting. Kelley made the motion, and Williams seconded the motion. All in favor, meeting adjourned at 5:35

Minutes submitted by Jeff Runyan.