

MEETING MINUTES - BOARD OF ADJUSTMENT

**October 3, 2022 – 5:15 p.m.
City Hall Commission Room**

1. Call to order

Tveidt called the meeting to order at 5:15 pm.

2. Roll Call

Board members: Kevin Tveidt, Rich Ivey, Slade Weller, Tom Dravland
City Staff present: Matt Elberson, Andrew Mentele
Applicants present: Chuck & Dawnita Forell, LeRoy Hoerner

3. Approval of Minutes

Ivey moved to approve, seconded by Weller. Minutes of 9/12/22 were approved 4-0.

4. Request for Variance Application - LeRoy Hoerner, 305 N. Johnson Ave

Owner/Applicant seeking approval for the following variance:

- a. Front yard encroachment for covered deck

Hoerner wants to add a deck with a cover to have a space to sit in front that has shade. The deck in the back is in the sun. It might not be as big as shown, maybe 20' x 8'.

Tveidt asked if the city has heard any questions, Elberson said they had not. Weller asked if the deck would be open, Hoerner said it would be. Dravland asked if he (Hoerner) had spoken with the neighbors, Hoerner said he had and there were no objections.

Tveidt asked for an action, Dravland moved to approve, seconded by Ivey. Weller asked for conditional approval that the deck remain open and never be enclosed. Dravland noted it is mid-block, and not a sight line issue.

Conditional approval not allowing enclosure of the porch approved 4-0.

5. Request for Variance Application - Chuck & Dawnita Forell, 1812 E Dakota Ave

Owner/Applicant seeking approval for the following variances:

- a. (2) Encroachments into required street side setbacks on an industrial lot
 - i. Encroachment into E. Dakota Ave setback
 - ii. Encroachment into S. Taylor Ave setback

Forell provided another handout to the Board. He explained that the photos in the handout show the impact of the building on sight lines. He talked with the Elevator, they don't use Taylor Ave instead most trucks go onto Polk Ave. He wants to put up a nice-looking, cold-storage building. There is no parking allowed in front of the existing building and there is not a lot of traffic here. The customers of the bigger units are reliable and they have good renters. There is room in the back for parking.

Tveidt asked if there were any questions. Weller asked if they had considered any different siting. Forell said they could move the building north on the lot. Weller noted that only one variance would be required in that case. Forell said there is better parking to the north with the proposed layout and it would match the front of the existing building. Forell also noted they could make the building smaller for less encroachment on Taylor, or they could put the (2) 40' units in the center and have the shorter

units on the ends. They don't want it to look like a row of storage units. Dravland stated his concern with sight lines at the intersection, Forell said maybe it would be better to put the 40' units in the middle. Tveidt said that Taylor Ave is not used much now, but it could change in the future. Dravland asked if putting the 40' units in the center would make a difference to the City, Elberson said possibly, but John Childs could speak better to that. Tveidt asked about the proposed use, Dawnita Forell said for large campers. Tveidt said the City could pave the street in the future and install curb and sidewalks. Tveidt noted it would be good to work with other concepts. Dravland can see the intent and notes that this is a good area for the use. It would be nice if they could move the (2) outside units to the inside. Forell said they could do that, it might even be less expensive and match their other storage building. Dravland asked if an altered request would need further review from the City, Elberson said yes. Tveidt suggested postponing this item to the November meeting to allow further review. Forell said that's fine, he wasn't planning to do anything until spring. Elberson said he could run a new concept by City staff. Weller noted that the biggest concern is for sight lines.

Weller moved to table the item for now, seconded by Ivey. Board voted 4-0 to postpone until the November Board of Adjustment meeting.

6. Additional Items

None addressed

7. Adjournment

Weller moved to adjourn, seconded by Dravland. 4-0 to adjourn. Meeting adjourned at 5:43 pm.