

Board of Adjustment
4-4-19

Members present: Doug Mohr, Guy Desautel, Al Friedig, Paul Gutschmidt, Dave Steffan.

Others present: Mark Lange, Helen Carlson, Ryan Boline, Jason Halvorsen.

Guy called the meeting to order. Guy noted the spelling in the 9-13-18 minutes needs to be corrected for Wade Shively's last name. Doug made a motion to approve the minutes of the 9-13-18 meeting with the spelling correction noted. Motion 2nd by Al. Carried.

Jason Halvorsen submitted a request for a 384 SF accessory building area variance to build a garage on his property at 1601 Walnut St E.

Mark stated Jason Halvorsen contacted the City last fall about building a garage and was told that his 3 lots needed to be combined into one lot in order to build a garage on the vacant lot. The lot area allows a total of 2400 SF for a garage and his small garage already on the property is 384 SF. He is requesting a variance to construct a larger garage. Mark said the garage would have to be 15' from the sidewalk to the west property line and have a maximum wall height of 14'.

Jason Halvorsen said the garage will be an L shape and the north part will be cold storage for boats, etc.

Guy asked if there would be water and sewer to the garage and Jason Halvorsen answered there would not be.

Paul asked if there are any issues with the adjacent 16th Ave NE not being maintained or plowed in the winter and Jason Halvorsen said that's not a problem.

Al made a motion to approve an accessory building area variance of 384 SF to allow construction of a 2400 SF garage at 1601 Walnut St E. Motion 2nd by Doug. On roll call vote, Doug, Dave, Paul, Al and Guy all voted in favor. Motion carried.

Mark stated Ryan Boline submitted a request for a 2' accessory building sidewall variance to build a 30'X40' garage with 12' sidewalls in his back yard at 2312 12th Ave SW. Zoning regulations require a minimum of 3' setback.

Ryan Boline stated the garage would be a 4-5' setback from the garage wall to the property line and the door for the garage would be on the west side of the building. There will be a 12" overhang on the garage.

Mark said the owner to the east of the property doesn't seem to have any intention of developing his property.

Guy asked if there was going to be heat or plumbing in the garage.

Ryan Boline stated that there will be floor heat only and no plumbing. The two small sheds on the property will be removed as soon as the garage is built.

Paul made a motion to approve a 2' sidewall height variance to build a garage with 12' sidewalls at 2312 12th Ave SW. Motion 2nd by Dave.

Doug asked if the motion should include language regarding the minimum 3' setback from the sidewall to the property line, since that was discussed.

All agreed they were alright with the motion as made.

On roll call vote, Doug, Dave, Paul, Al and Guy voted in favor. Motion carried.

Doug asked if ready built sheds need to have a building permit.

Mark told him anything bigger than 120 SF requires a permit. There have been some issues with the larger sheds with wood floors being used to park cars in. All sheds need to comply with setbacks.

Rick Jorgenson's term as an alternate member of the Board is up June 30. Guy's term as a member is up June as well and Mark thanked him for his years of service.

Meeting adjourned.

Respectfully submitted,

Helen Carlson
Recording Secretary