

**Board of Adjustment
8-29-19**

Members present: Doug Mohr, Paul Gutschmidt, Eric Kaeding, Al Freidig, Dave Steffan.

Others present: Gary Martinson, Steve & Leilani Bryan, Helen Carlson.

Doug called the meeting to order.

Old Business:

Clarification on a side yard variance that was granted for a garage at 515 6th St SE on 8-15-19: the lot is actually 62.5' wide, not 64' as originally thought. That lot width difference makes the side yard setback variance on the east side 3.5' instead of 2'. Property owner is aware of the change.

New Business:

Al made a motion to change the 2' side yard setback variance to 3.5' side yard setback variance on the east side of the lot at 515 6th St SE. Motion 2nd by Paul. All members voted in favor. Motion carried.

Al made a motion to approve the minutes of the 8-15-19 meeting. Motion 2nd by Dave. Carried.

Steve and Leilani Bryan submitted an application for a side yard setback variance to place a 10' X 12' freezer closer than 10' from the north property line of 502 6th St SE. The freezer would be outside of the building, set on a concrete slab, and a doorway cut into the building for access to the freezer.

Leilani Bryan said the freezer would be used to store products for the donut shop. The proposed freezer would be pre-made panels that are 4' wide and approximately 8' high that be assembled and disassembled if needed. They originally looked at a 10' X 24' freezer but that may be too much to have moved to the site. They are instead looking at a 8' X 12' freezer that would be 4' from the north property line.

Gary said they may need to have a survey done to find the property line. There didn't seem to be any issues with sight distance at the corner of 6th St and 5th Ave.

Doug asked if there would be access to the freezer from the inside of the building and was told by Leilani Bryan there would be a connecting door from the building to the freezer.

Concern was expressed about Reslock Printing having objections if the freezer is old and ugly looking. Leilani Bryan stated they won't have an old or ugly freezer and if Reslock objects, they would put up a privacy fence.

Paul asked if there is any basis that the freezer is not permanent.

Gary said we will look at it as temporary and if the business use at that address changes, the freezer would be gone.

Eric asked that since they have been at that site for a winter already, how much snow piles up on the boulevard on the north side of the property?

Steve Bryan stated that he doesn't see any issues with snow but knows they will have to make arrangements for snow removal.

Doug noted that the Otter Tail building across the street from this site is built right on the property line and still have a boulevard space.

Paul asked if they would be parking on the north side of the building and Leilani Bryan told him that generally she is the only one who parks on that side.

Al made a motion to approve up to an 8' side yard setback variance to place a freezer on the north side of the building at 502 6th St SE contingent upon the property lines being located. Motion 2nd by Paul. On roll call vote Eric, Doug, Dave, Al and Paul all voted in favor. Motion carried.

Meeting adjourned.

Respectfully submitted,

Helen Carlson
Recording Secretary