

**Board of Adjustment**  
**4-30-20**

Meeting held via GoToMeeting online.

Members logged in: Al Freidig, Paul Gutschmidt, Chris Wahl, Dave Steffan, Doug Mohr.

Others logged in: Mark Lange, Helen Carlson, Laurice Swenson, John DuMont, Chris DuMont, Mark Ulrich.

Doug called the meeting to order. Al made a motion to approve the minutes of the 2-27-20 meeting. Motion 2<sup>nd</sup> by Dave. Motion carried.

A request has been made by Laurice Swenson for a variance to move a newer single wide mobile home to 906 11<sup>th</sup> St SE. He stated the old home is 14' wide and the one he wants to move in is 16' wide. His building permit application requests attaching the existing garage to the mobile home.

Mark reviewed the request for a 4' side yard setback variance that would allow the mobile home to be within 4' of the side property line; zoning regulations require 8' side yard setback. The mobile home replacement would be in the same place as the old one, which is 4' from the side property line.

Current zoning regulations in a Manufactured Home residential district require a minimum width of 24' for a home in this zoning district. Mark said an 8' minimum front width variance would also be required because the proposed mobile is only 16' wide.

Doug stated it appears there is no other option based on the size of the lot and doesn't see that it would be doing any harm.

Mark said the fire wall requirements between the mobile home and garage will be addressed with the building permit.

Dave made a motion to approve a 4' side yard setback to allow the replacement mobile home to be within 4' of the property line and a 8' minimum front width variance to allow the 16' wide replacement mobile home to be placed at 906 11<sup>th</sup> St SE. Motion 2<sup>nd</sup> by Chris. On roll call vote, Al, Paul, Chris, Dave, and Doug voted in favor. Motion carried.

Mark stated Odd Fellows Village is planning some remodeling of their apartment units on the south side of Walnut St E. Part of the updating will be garages that would extend 6' beyond the front yard setback established by existing structures. He noted a variance would be needed for the garages to project 6' beyond the established setback.

Chris DuMont explained the twenty Odd Fellow Village apartment units located on 13<sup>th</sup> Ave SE and Village Ave SE are undergoing extensive interior and exterior remodeling. Each of the 20 buildings have 4 units for elderly residents and are in desperate need of updating. Individual

garages will be constructed for the majority of the apartments. An exterior entrance into each apartment will be added and would project 6' and be in line with the garages; some garages would be offset to break up the line, but none would project further than 6' from the established front yard setback.

Mark said the engineering department had concerns about cars parking in front of the garage extending out into the street.

Chris DuMont told him that a car parked in front of one of the new garages would actually be further back from the street than the driveways are now.

Al made a motion to approve a 6' front yard variance to allow garages and entry ways on the Odd Fellows Village apartments on Village Ave SE and 13<sup>th</sup> Ave SE to extend 6' beyond the established front yard setback. Motion 2<sup>nd</sup> by Dave. On roll call vote, Al, Paul, Chris, Dave, and Doug voted in favor. Motion carried.

Mark asked the Board how many would be able to attend a Board of Adjustment meeting on May 14<sup>th</sup> to review another variance request. All said they could with the exception of Paul, who may not be in town.

Meeting adjourned.

Respectfully submitted,

Helen Carlson  
Recording Secretary