

## BOARD OF ADJUSTMENTS MINUTES

March 4, 2019 – 5:15 p.m.

City Hall Commission Room

**Members Present:** Dave Kelley, Slade Weller, Kristin Gabriel, Andy Johnson, Kari Williams

**Guests in attendance:** Bib Van Winsen, Dave & Michelle Osterkamp

**Staff Present:** Jeff Runyan

Acting Chairperson Dave Kelley called the meeting to order at 5:15

Kelley then 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

Kelley then asked for a motion to approve the September minutes. Johnson made the motion to approve the minutes and Williams seconded the motion. All in favor, motion approved.

Only item on the agenda was *Dave & Michelle Osterkamp, 2303 East Park Street*, requesting a variance to exceed lot coverage by 158 square feet, and requesting a 19' variance for a rear yard setback for a total rear yard of 6'. Michelle indicated that they recently acquired the property because her father had passed away. Their plan is to remove the existing mobile home and garage, and place their current mobile home on the lot and build a new garage. Since it is a corner lot the setbacks create a hardship to building a detached garage. The detached garage would be used to park vehicles in as well as a workshop to restore a few classic cars. Johnson asked staff if any neighbors had provided comments, and Runyan indicated that he had heard from nobody. Bob Van Winsen, who was in attendance, inquired about where the garage would be placed. Osterkamp provided him a copy of the site plan. Van Winsen then inquired who would be responsible to ensure that the site plan was followed. The board assured him that the building permit would be issued based on the site plan and any variances that would be approved. Johnson asked for assurance that the garage would be constructed 6 feet from the alley, and the Osterkamps confirmed.

With no further discussion Kelley requested a motion. Weller made the motion to approve the variance as requested, and Johnson seconded the motion. All in favor, motion approved.

With no further business, Kelley requested a motion to adjourn the meeting. Gabriel made the motion to adjourn, and Weller seconded. All in favor, meeting adjourned at 5:46

Minutes submitted by Jeff Runyan