

BOARD OF ADJUSTMENTS MINUTES
June 1, 2020 – 5:15 p.m.
City Hall Commission Room

Board Members Present: Kevin Tveidt, Kristen Gabriel, Dave Kelley, Kari Williams

Guests in attendance: Tom Rounds, Bonnie Mogen, Joan Franken

City Staff Present: Matt Elberson, Andrew Mentele

Chairperson Tveidt called the meeting to order at 5:15 pm, Matt Elberson took roll.

Tveidt requested that the board go over the minutes from the previous meeting, asked if there was any discussion. None was heard, Tveidt asked for a motion.

Kelley moved to approve, seconded by Williams.

Tveidt asked for a roll call vote, members voted 4-0 to approve the minutes.

Tveidt asked the board to move to the agenda item; explained that a hardship or need is required for a variance; explained that a supermajority of the Board needs to vote in favor for the variance to be approved. There being only four board members in attendance, all would need to vote in favor for a variance to be approved.

Tveidt then introduced item 1:

Item 1: Tom Rounds DBA 'The Donut Shop', 1120 N Euclid Ave

Seeking two variances for encroachments into the front and side yards of a corner lot.

Pursuant to City of Pierre Ordinance 12-6-207:

Each lot shall have front, side and rear yards of not less than the depth or widths following:

1. *Front yard depth - Forty (40) feet.*
2. *Rear yard depth - None required but has to comply with loading zone requirement.*
3. *Side yard width - None required, except on corner lots on which the side set back shall be not less than forty (40) feet unless approved by the Board of Adjustment.*

The request is to build an addition to The Donut Shop to accommodate increased takeout orders, increase product storage, add a proper employee bathroom, and a three compartment sink, (required for food safety).

The addition will encroach 20 feet beyond the existing West wall at Euclid Ave for a total encroachment of 38'-9" into the front setback and will match the existing building line at Seventh Ave with a 33'-4" encroachment into the side setback.

Tveidt asked Tom Rounds to explain his request.

Rounds notes that there were issues with the property and the ability to expand, he can only go west. Rounds indicated that there was once more land on the north of the property, but the city expanded the road years ago and the building does not conform as a result. Rounds explained that the bathroom is too

small and other limitations of the existing space. Rounds said they need the variance to go forward with plans to expand.

Tviedt asked if there were any questions from the board. None were asked.

Tviedt requested an action from the board. Kelley moved to approve, seconded by Gabriel.

Tviedt asked if there were any other comment. None were heard.

Tviedt asked for a roll call vote, members voted 4-0 to approve the variance request.

Following the vote, Rounds asked if there is an expiration on a variance. Tviedt understood that the limit is 6 months. Gabriel said that 6 months was correct. Following this discussion, Rounds left the meeting.

Tviedt then introduced item 2:

Item 2: Bonnie Morgan for RC Pierre Apartments, 208 E Seventh St

Seeking a variance for required parking.

Pursuant to City of Pierre Ordinance 12-3-103:

Multiple family dwellings shall have a minimum of 1.5 parking spaces per dwelling unit.

Multiple Family and Two Family dwelling units containing one bedroom or efficiency units shall have a minimum of 1.0 parking spaces for each of the above units.

The request is for relief from minimum parking requirements as the owner intends to do an extensive remodel of all the buildings. Per ordinance requirements, 57 spaces are required; however, these apartments were approved and constructed in the 1970s with only 44 spaces. The remodel work will add 8 new spaces for a total of 52.

Tviedt asked Bonnie Mogen to explain their request.

Mogen said that they are working on plans for a rehab of the apartments and that they can't get all 57 required parking spaces because of the configuration of the buildings. Mogen said they do not currently have any issues with the available parking.

Tviedt asked if there were any questions from the board.

Kelley asked if the variance was for 5 parking spaces, Mogen confirmed.

Kelley asked where the tenant park when the current lot is full. Joan Franken responded that parking is not a problem right now with the existing 44 spaces. They typically do not see more than 40 vehicles in the lot and they tried to get as close as possible to the required number of parking spaces with the new design. Franken stated that their two-bedroom units are usually occupied by single parents with children so there is rarely more than one car for each household.

Tviedt asked Elberson if the city had received any comments. Elberson said they had received none.

Tviedt asked if there were any questions from the board. None were asked.

Tviedt requested an action from the board. Williams moved to approve, seconded by Kelley.

Tviedt asked for a roll call vote, members voted 4-0 to approve the variance request.

Tviedt said he would sing the variances and get them back to Elberson.

Additional items:

Tviedt asked if there was anything else for the board to consider, Williams noted that this was her last meeting. Elberson said that he informed the City of this and that Weller would likely be moved to be a permanent member and a new alternate member would be nominated.

Elberson noted that he had received one item for the July meeting.

With no further business Tviedt asked if anyone wanted to move to adjourn. Gabriel moved, Williams seconded. Meeting adjourned at 5:45

Minutes submitted by Matt Elberson