

MEETING MINUTES - BOARD OF ADJUSTMENT

**June 7, 2021 – 5:15 p.m.
City Hall Commission Room**

1. Call to order

Tveidt called the meeting to order at 5:15 pm.

2. Roll Call

Board members: Kevin Tveidt, Dave Kelley, Slade Weller, Tom Dravland

City Staff present: Matt Elbersen, Andrew Mentele

Applicants calling in: Tom Rounds, Angela Jackley, Melissa Neyhart, Darrin Gravat.

3. Approval of Minutes

Minutes of 5/03/2021 were approved 4-0.

As only 4 board members were present, Tveidt noted that all 4 board members must approve a request for it to pass.

Elbersen informed the board that Tom Rounds had a county commission meeting at 5:30 and his request should be heard first. Board agreed to hear the Rounds request first.

4. Request for Variance Application - Tom Rounds, 122 N Jackson Ave.

Owner/Applicant seeking approval for the following variance:

- a. Front yard setback

Tveidt asked the applicant to present his case.

Mr. Rounds said that they purchased the property to improve and sell. They needed to tear down the old garage and they rebuilt it with living space above. They wanted to improve the appeal of the property and add a covered entry. They have talked to neighbors and no one had mentioned any objections.

Tveidt asked if anyone had questions on this request. Kelley asked if the city had heard any comment, Elbersen said they had not.

Tveidt asked if any board members wanted to take an action. Kelley moved to approve, seconded by Dravland. Variance approved 4-0.

5. Request for Variance Application - Angela Jackley, 1808 Flag Mountain Dr.

Owner/Applicant seeking approval for the following variance:

- a. Height of fence

Tveidt asked the applicant to present her case.

Ms. Jackley said that she had spoken to the neighbors and they were supportive. They have an unenclosed parking pad and there is no safety (security for parked vehicles). It is an active neighborhood with many kids running around. They have a Labrador retriever who will jump lower fences. If they were to build a fence 25' from the rear lot line, they would need to redo the sprinklers.

Tveidt asked if anyone had questions on this request. Dravland asked if they have thought about a 48" fence with 24" of lattice. Jackley said they had, but traffic is an issue as the car headlights shine into her bedroom windows from Kenney Loop. Kelley asked if the city had heard any comment, Elberson said they had not. Weller asked if there were covenants in the neighborhood that restricted fences, Jackley said that there were none.

Tveidt asked if any board members wanted to take an action. Weller moved to approve, seconded by Kelley. Variance approved 4-0.

6. Request for Variance Application - Melissa Neyhart, 306 N. Johnson Ave.

Owner/Applicant seeking approval for the following variance:

- a. Rear yard setback

Tveidt asked the applicant to present her case.

Ms. Neyhart said they want to expand their kitchen by adding a 6' x 13' kitchen to the back of the house. They have a small house and they need the extra room. They have talked to the neighbors and no one has objected. Darin Gravatt said that they have taken out one interior wall to open up the space but the kitchen and living have no separation. They want to give more square footage to the kitchen.

Kelley moved to approve a 6' variance, seconded by Dravland. Weller noted that a 7' variance would be required based on the existing 1' encroachment into the back yard.

Tveidt asked for a vote, 7' variance approved 4-0.

7. Additional Items

No new items presented. Kelley asked if the (Jackley) fence variance was the one that died for lack of a motion. Weller said no, but that one was a line of sight issue.

8. Adjournment

Tveidt moved to adjourn, seconded by Dravland. 4-0 to adjourn. Meeting adjourned at 5:40 pm.