

Board of Adjustment
Meeting Minutes
November 22, 2011

1.) Chairman Vander Wert called the meeting of the Board of Adjustment to order at 6:04 p.m.

2.) Roll Call.

Members Present: Jim Corbett, Larry Lautenbach, Vince Nossaman, Lyle Vander Meiden, Mike Vander Wert, James Vande Voort.

Members Absent: Kraig Downs, Merlan Rolffs, John Van Den Berg.

Others Present: Jerry Byers, George Wesselhoft, Joshua Christenson.

3.) Approval of Agenda.

The Agenda was amended to include the Approval of the November 8, 2011 Minutes as item 3a.

The Agenda was approved as amended.

3a.) Approval of Minutes.

The minutes for the November 8, 2011 meeting were approved as submitted.

4.) Public Hearing on Variance Application by Joshua Christenson concerning a proposed deck addition at 1201 Washington Street. The applicant is requesting a variance from the minimum street side yard requirement of 15 feet with proposed setback of 10 feet for deck addition.

Chairman Vander Wert asked if there were any written comments.

Jerry Byers, secretary to the Board, stated there were no written comments.

Chairman Vander Wert opened the floor to oral comments.

Joshua Christenson spoke to the Board and stated that everything was in the written request.

Chairman Vander Wert asked a question about the drawing in the submittal to clarify

where the deck addition was to go.

There was discussion about the height of the deck, materials, and if there was going to be a railing or screening.

Larry Lautenbach asked if the variance could be limited to just a deck for the property.

There was a discussion about the wording of the variance request and where the variance would allow future construction.

Lyle Vander Meiden asked that if the board approved the variance as just a deck that in the future it could not be rebuilt as an addition.

Mr. Wesselhoft said that the Board could put such stipulations on the approval.

Jim Corbett stated that based on staff criteria this request would qualify as a finding of hardship.

The public hearing was closed.

5.) Variance Application by Joshua Christenson concerning a proposed deck addition at 1201 Washington Street. The applicant is requesting a variance from the minimum street side yard requirement of 15 feet with proposed setback of 10 feet for deck addition.

Chairman Vander Wert asked if there was a motion to approve.

Larry Lautenbach made a motion to approve for the deck application only as defined in the application based on the unnecessary hardship as defined by criteria C, that the variance will not be substantial detriment to the adjacent property and the character of the district will not be changed by the granting of the variance. Lyle Vander Meiden seconded the motion.

Upon Vote, motion passed 6 to 0.

6.) Other Business.

There was no other business.

7.) The meeting adjourned at 6:16 p.m.

Respectfully submitted,
Jerry Byers
Building Official