

WAHPETON BOARD OF ADJUSTMENT
REGULAR SESSION
TUESDAY, NOVEMBER 24, 2020
5:00 PM WAHPETON CITY HALL

The Wahpeton Board of Adjustment met in regular session on Tuesday, November 24, 2020 at 5:00 p.m. partially in the council chambers at Wahpeton City Hall and remotely by Zoom due to COVID-19 and the limitation to gather in no more than groups of 10. This meeting was originally scheduled for November 17, 2020 but rescheduled for lack of a quorum. Present were: Dick Gauck, Larry Den Herder, Bob Koerselman, and Doug Westerman. Roger Mouw was on zoom. Zoning Administrator Jess Radcliffe and City Administrator Bonnie Tielbur were also present. Members welcomed Roger Mouw to the board.

Den Herder moved and Koerselman seconded to adopt the agenda as presented. All ayes – motion carried.

Koerselman moved and Westerman seconded to approve the minutes of September 9, 2020. All ayes – motion carried.

The board considered a construction permit request for James Carlson, 1400 Bobwhite St., Milford, Iowa 51351. He is requesting a variance for a front side setback to 11.6', side yard (north side) setback to 9.8'. Mr. Carlson is proposing an attached 2 car garage, 26' wide by 22' deep, along with a 10'x 12' deck on the northeast corner of the proposed garage and house. The home is a non-conforming property due to not meeting the Residential District setbacks, 165.04.5. This property is a corner lot and has three sides that require 35' setbacks; front, rear, and side yards which limits what they can do without a variance. There was discussion about location of a fence on the lot line, a window that will be moved and where the entrance will be. 1 tree will need to be removed. Den Herder moved and Koerselman seconded per Chapter 165.17.5 of the Wahpeton Code of Ordinances the board approves the variance as requested. A fence can be put on the lot lines if the paperwork is completed and recorded at the court house prior to starting the project. Roll call vote: Gauck – aye, Westerman – aye, Mouw – aye, Den Herder – aye and Koerselman – aye. All ayes – motion carried.

Next the board considered a construction permit request for Joanne Gaines, 2411 Lakeside Ave., Milford, Iowa 51351. She is requesting a variance for a proposed addition to the front (east side), side (north) and rear (west) area of the existing home. Along with the proposed addition, Ms. Gaines is proposing a new front yard attached deck with the variance setback to be 22.4' or the same projection as the existing structure. The current home is non-conforming due to not meeting the Residential District setback, 165.04.5. The proposed addition is 718 SQFT and the proposed deck addition 338 SQFT. 3 correspondences were received. They plan to do soil restoration also. The board felt this would be an improvement to the area and would not cause any vision obstruction around the corner. Westerman moved and Den Herder seconded per Chapter 165.17.5 of the Wahpeton Code of Ordinances the board approves the variance as requested. Roll call vote: Den Herder – aye, Mouw – aye, Gauck – aye, Koerselman – aye, Westerman – aye. All ayes – motion carried.

Next the board considered a construction permit request for Russ and Michelle Nelsen. They are requesting a variance for a proposed new home on Lot 15 of Lighthouse Point First Subdivision. The new home is 3,065 SQFT with a 3 car garage. The Nelsen's are requesting variances for the side yard (east side), and the rear yard (north side). The side yard request would be to 29' and the rear yard 29.9'. This is a corner lot which has three sides of 35' setbacks per the Residential District code 165.04.5. There were 2 correspondences, one with a concern about drainage. Westerman moved and Koerselman seconded to approve the variance

as requested. Roll call vote: Koerselman – aye, Mouw – aye, Westerman – aye, Den Herder – aye, Gauck – aye. All ayes – motion carried.

There will be a meeting on December 15th. With no further business, Den Herder moved and Westerman seconded to adjourn the meeting at 5:53 p.m. All ayes – motion carried.

ATTEST:

Dick Gauck, Chairman
Clerk/Administrator

Bonnie Tielbur, City