

WAHPETON BOARD OF ADJUSTMENT
REGULAR SESSION
TUESDAY, APRIL 20, 2021
5:00 PM WAHPETON CITY HALL

The Wahpeton Board of Adjustment met in regular session on Tuesday, April 20, 2021 at 5:00 p.m. partially in the council chambers at Wahpeton City Hall and remotely by Zoom. Present were: Dick Gauck, Doug Westerman, Bob Koerselman, Roger Mouw, and by Zoom -Larry Den Herder. City Zoning Administrator Jess Radcliffe and City Administrator Bonnie Tielbur were also in attendance..

Gauck called the meeting to order.

Mouw moved and Koerselman seconded to approve the minutes of December 15, 2020. All ayes – motion carried.

The board considered a variance request for Dennis and Tracy Gorter of 2205 Manhattan Blvd., Spirit Lake, IA 51360. Gorter's are requesting a variance for a proposed ground level patio of 16' x 20' to be placed at the rear of the property. The proposed patio does not meet the setback zoning regulations of Residential District 165.04. James Cravens owns property on 2 sides of this property and had no problems with the construction. Koerselman moved and Mouw 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, Gauck – aye, Westerman – aye, Mouw – aye, Koerselman - aye. All ayes – motion carried.

Next the board considered a construction permit request for George and Michelle Carlson of 2516 Manhattan Blvd., Spirit Lake, IA 51360. Carlson's are requesting a variance for a proposed lakeside bank tram for dock access. The tram structure does not meet the setbacks for Lake Frontage Residential District 165.05. The hardship is 53 steps to get down to the dock. There would be no impact to the bank or tree removal. Carlson indicated that a neighbor to the south is interested in sharing the tram if it could be put on the lot line. Den Herder moved and Westerman seconded per Chapter 165.17.5 of the Wahpeton Code of Ordinances the board approves the variance as requested. A separate application would not be required if the adjacent property owner decides to share the lift, however, then a tram location agreement would be required and recorded at the courthouse on their abstracts. Roll call vote: Koerselman – aye, Mouw – aye, Westerman – aye, Gauck – aye, Den Herder – aye. All ayes – motion carried.

The board considered a construction permit request for Timothy Duerkop of 2113 Burr Oak Road, Milford, IA 51351. Duerkop is requesting a variance for a proposed 27' x 40' attached garage and living quarters with attached second level deck of 10' x 27'. The current structure does not meet the setback zoning regulations of Lake Frontage Residential District 165.05. 1 Correspondence was received. The neighbor had concerns about his view of the lake, water runoff, and location. In the zoning regulations it states that any property owner is not guaranteed a view of the lake any more than the perpendicular projection, the same width of any property owner's lakeshore lot. Duerkop's are trying to keep the home on the back side of the property to keep the view of the lake for neighbors, but still have room to park vehicles off the street. The roof is slanted toward the street and it will be graded to drain toward Burr Oak Rd. There will be a few trees removed. Westerman moved and Koerselman seconded per

Chapter 165.17.5 of the Wahpeton Code of Ordinances the board approves the variance as requested. Roll call vote: Gauck – aye, Westerman – aye, Mouw – aye, Koerselman - aye, Den Herder - aye. All ayes – motion carried.

There will be a meeting in May.

With no further business, Mouw moved and Koerselman seconded to adjourn the meeting at 5:50 p.m. All ayes – motion carried.

ATTEST:

Dick Gauck, Board Member

Bonnie Tielbur, City Clerk/Administrator