

MINUTES OF THE WAHPETON BOARD OF ADJUSTMENT MEETING HELD ON APRIL 19, 2022

Board Chairman Dick Gauck called the meeting to order at 5:00 P.M. on April 19, 2022. Board members present Doug Westerman, Roger Mouw, Robert Koerselman and Larry Den Herder via ZOOM. Others present were City Clerk/Administrator Carrie Funk, Zoning/Public Works Logan Davids, Bruce and Marline Johnson, Tim Richie and Susan Fairweather, Willie Delfs, Lance Sezler, Jerry Finch, Carol Willie

Motion made by Westerman and a second by Koerselman to approve the agenda. All voting, aye. Motion carried.

Motion made by Mouw and a second by Koerselman to approve September 21, 2021 minutes. All voting, aye. Motion carried.

ACTION & DISCUSSION ITEMS

The board considered the variance request for Bruce and Marline Johnson of 1501 Kansas Ave, Milford, IA 51351. The Johnsons are requesting a variance to reduce the rear yard setback requirement from the required 35' to 8' feet for the construction of their new home. Property owner Johnson communicated the new garage and dwelling will be in the same location as the current dwelling and in the line of sight of the remainder of the dwellings on Kansas Ave. Guack had a question concerning the canal side stakes. Zoning Administrator Davids commented that he had spoken with Beck Engineering, and the stakes line up with lots 2 & 4. The board asked if there were any comments received at City Hall and Funk reported there was a call from Mr. Brown, and he had no concerns. A motion by Westerman and a second by Koerselman in accordance to Zoning Ordinance 165.17.5.6-7 to approve Variance as requested. Roll call vote. Voting aye: Mouw, Westerman, Koerselman, Den Herder, and Guack. Nay: None. Motion Carried.

The board considered the variance request for Willie Delf's of Lot 8 of the sixth addition in Enderson's subdivision of Meneyata Park in the City of Wahpeton, Dickinson County, Iowa, to build a new home on an empty lot of 5,300 square feet and Wahpeton Zoning Ordinance requires 9,000 square feet to permit construction of a new home. Guack commented to the board that practically every canal home lot size is around 5,000 square foot size. Guack expressed concerns about the *line of sight* with the neighbors of the north side and the precedence it sets. Koerselman replied that he would echo Guack concerns. Koerselman commented his concerns is the line of sight for the Delf dwelling is 7-10 feet closer to the property line when facing Joy Loy Lane than the neighbors to the east and west. The Delf dwelling would be 10 feet closer to the lot line than the west neighbor and 7 feet closer than the east neighbor. After further discussion a motion by Den Herder and a second by Westerman to table the variance proposal and resubmit alternate plans to the Board of Adjustment. Roll call vote. Vote aye: Koerselman, Den Herder, Mouw, Westerman, Gauck. Nay: None. Motion Carried.

Zoning Administrator Davids informed the board concerning a Conditional Use Permit approved on September 9, 2020, for the Okoboji Lutheran Lakeside Camp with the condition that the applicant will grant permanent access to the property to the north of the proposed structure. Where the proposed access was planned, Alliant Energy placed a power box. The issue is where the drive was scheduled to go is only 7 foot 8 inches wide. The Camp and Quail proposed to put in a drive to the north of the originally proposed drive at the cost of the Camp and Quail to remove trees, flatten and rock. James Carson, the property owner to the north, favors the proposal. The board agrees it complies with the condition.

Davids asked the board for guidance concerning a recent building permit application from Timothy Duerkop of 2113 Burr Oak Road. The plans submitted with the building permit application match what was submitted for a variance on April 20, 2021. The board directed Davids to further look into the situation.

City Clerk/Administrator Funk asked if the board would be in favor of training and informed the ISU Extension office has a training typically in the Spring for officials involved in Planning & Zoning and Board of Adjustment. The consensus was the board would be appreciative of training.

ATTEST:

Dick Gauck, Board Chairman

Carrie Funk, City Clerk/Administrator