

MINUTES OF THE WAHPETON BOARD OF ADJUSTMENT MEETING HELD ON AUGUST 16, 2022

Board Co-Chairman Roger Mouw called the meeting to order at 5:00 P.M. on August 16, 2022. Board members present Doug Westerman, and Larry Den Herder. Others present were City Clerk/Administrator Carrie Funk, Zoning/Public Works Logan Davids, Mike Tatman, Tim Schomburg, Brian Wymer, Matt Lujamo, and Stacy Tegtmeier of Beck Engineering.

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

Motion made by Den Herder and a second by Westerman to approve July 19th, 2022 minutes. All voting, aye. Motion carried.

ACTION & DISCUSSION ITEMS

The board considered the variance request for Tim Schomburg owner of 2410 Burr Oak Circle, Milford, IA 51351, Lot 19 Block B, Lakewood Park Association in the City of Wahpeton, Dickinson County, Iowa. Tim Schomburg is requesting a variance to build a new house with a rear yard setback of 23 feet, and the Wahpeton Zoning Ordinance requires 35 feet. The property is a non-conforming property due to not meeting the Residential District setbacks, 165.04.5. Zoning Administrator Davids commented he reviewed the modified plans to conform with the side yard setback requirements. Den Herder commented that tabling the decision at the last meeting was the right thing to do and he appreciated their efforts in conforming with the side yard setbacks. Mouw commented on the positive comments from Schomburg neighbors. Davids reported another letter was received in favor of the variance and that there were no negative comments. A motion by Westerman and a second Den Herder to approve the variance as requested by Schomburg of 2410 Burr Oak Circle in accordance with Zoning Ordinance 165.04.5. Roll call vote. Aye: Mouw, Den Herder, and Westerman. Nay: None. Motion Carried.

The board considered the variance request for James and Margaret White of 2704 Breezy Heights Dr., Milford, IA 51351, Lot 25, Breezy Heights Addition in the City of Wahpeton, Dickinson County, Iowa. James and Margaret White are requesting a variance to build a 14'x17' addition in the back yard and 8'x25'x10" patio in the front yard, on a nonconforming structure that does not meet the Residential District setbacks 165.04.5. Zoning Administrator Davids commented the 14'x17' addition is all conforming, the only reason for the variance is due to the existing structure on the property being non-conforming; the patio in the front yard is not of a concern as it is going to be level with the ground. Stacy with Beck Engineering explained their intentions were not to be obstructive, and they worked to make it as small as they could and to connect concrete to concrete. A motion by Westerman and a second by Mouw to approve the plans as submitted in accordance with Zoning Ordinance 165.04.5. Roll call vote. Voting Aye: Den Herder, Westerman, and Mouw. Nay: None. Motion Carried.

Zoning Administrator Davids communicated he provided the Board of Adjustment meeting dates the for the year. City Clerk/Administrator Funk reminded the P & Z/BOA Workshop will be Wednesday, August 31st at 4:00 at the City Hall.

ATTEST:

Roger Mouw, Board Co-Chairman

Carrie Funk, City Clerk/Administrator