

MINUTES OF THE WAHPETON BOARD OF ADJUSTMENT MEETING HELD ON OCTOBER 18, 2022

Board Chairman Dick Gauck called the meeting to order at 5:00 P.M. on October 18, 2022. Board members present Doug Westerman, Roger Mouw and via Zoom Larry Den Herder. Others present were City Clerk/Administrator Carrie Funk, Zoning/Public Works Logan Davids, Roger & Deb Meyer, Bill Wallace and Jana Dunn arrived at 5:34 P.M.

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

Motion made by Westerman and a second by Mouw to approve August 16th, 2022 minutes. All voting, aye. Motion carried.

ACTION & DISCUSSION ITEMS

The board considered the variance request for Jana Dunn owner of 1113 Harpen St., Milford, IA 51351, Lot 13 Block 12 in Meneyata Park, City of Wahpeton, Dickinson County, Iowa. Jana Dunn requests the Wahpeton Board of Adjustment to approve a Variance to build a concrete path from the house 6'x 6' to a concrete patio that is 12'x 25' in the backyard on a nonconforming structure. Chairman Gauck asked if there were any letters received, and Zoning Administrator Davids replied he did receive a comment from a backyard neighbor that wished to remain anonymous with concerns about the project being completed and the use of their property without approval. A letter was received from another neighbor who commented no issues as long as there is not a structure built on the patio at a later date. There were also neighbors in attendance with concerns about the drainage and unsure if what is being requested by Dunn is going to fix her basement flooding issues. Den Herder commented his concern was that the current drainage system does not show on the engineers' survey of the property where the water is collected and where the water goes. Mouw commented that there was not enough information provided that takes the neighboring lots into consideration. Westerman questioned about the boarding moving forward with this application when the reason for the application is to correct water drainage issues, but there was no engineered drainage plan submitted. Den Herder commented that the board can either deny or table, but he does not feel the board has enough information to make a decision. Jana Dunn arrived at 5:34 P.M. and chairman Gauck explained to Dunn the board has had a lot of discussion about the project, and that the board will listen to what Dunn has to present, but that it is unlikely the application will be approved at tonight's meeting due to the board wanting a professional grading and drainage input. Dunn commented that she was not opposed to getting more research done; she would like to be able to have the project completed by spring. Motion by Westerman and a second by Den Herder to table the application for six months to come back to the Board of Adjustment with a certified grading and drainage plan. Roll call vote. Voting Aye: Mouw, Den Herder, Westerman, and Gauck. Nay: None. Motion Carried. Gauck also suggested when she moves forward with the project to take into consideration on how to appease her neighbors on how the cement will get there.

City Clerk/Administrator Funk provided the board with a modified draft of the variance application for their review and comments. Westerman suggested add "Tabled" to the resolution page. Funk said she would add "Tabled" and submit to City Attorney Hemphill for review.

ATTEST:

Dick Gauck, Chairman

Carrie Funk, City Clerk/Administrator