

MINUTES OF THE WAHPETON BOARD OF ADJUSTMENT MEETING HELD ON APRIL 18, 2023

Board Chairman Roger Mouw called the meeting to order at 5:00 P.M. on April 18, 2023. Board members present Roger Mouw and Doug Westerman and via Zoom Larry Den Herder and Amy Schlueter. Board member absent: Bob Koerselman. Others present were Zoning/Public Works Logan Davids, Joe Bootsma and Travis Plathe of Poppema-Sikma Construction, Tom Blair, Al Oberlander, and via Zoom City Clerk/Administrator Carrie Funk.

Motion made by Den Herder and a second by Westerman to approve the agenda and February 21, 2023 meeting minutes. All voting, aye. Motion carried.

ACTION & DISCUSSION ITEMS

The board considered the variance request for Poppema-Sikma Construction on behalf of Brandon & Jenni Scherff, property owners of South 21 feet of Lot 37, all of Lot 38, and the North Half of Lot 39, Plat of Breezy Heights, in the City of Wahpeton, Dickinson County, Iowa, and also known as 2810 Breezy Heights Dr. The applicant is requesting the Wahpeton Board of Adjustment to grant a variance to build a 19-foot by 39-foot concrete patio with no structure. The concrete patio will be in the line-of-sight setback in the front yard. The patio is in conjunction with the project of remodeling the house. Chairman Mouw asked if there had been any objections received and Zoning Administrator Davids and City Clerk/Administrator Funk reported no objections received. Davids reported an updated site plan was provided as requested from the February 21, 2023 meeting. Travis Plathe with Poppema-Sikma reported they backed the addition off to stay within the setbacks and just asked for the patio off of the addition which should not impede anyone's line of sight. Westerman reported that he reviewed the property with Davids. Den Herder questioned if there would be any drainage issues and Davids reported there would not be drainage issues. Davids reported letters from the IA DNR were received reporting the project was not within the floodplain. Motion by Den Herder and a second by Westerman to grant the variance for 2810 Breezy Heights Dr. with the condition there will not be any vertical structure allowed in the line of sight. Voting Aye: Schlueter, Westerman, Mouw, and Den Herder. Nay: None. Motion Carried

The board considered the conditional use application for the landscape proposal submitted by Allan & Thea Oberlander, property owners of 2206 Mills Park Circle, Milford, IA 51351. The three retaining walls are in the 5-foot setback to the property line, the first retaining wall is 8.6 feet long by 3 feet tall, the second retaining wall is 7.6 feet long by 3 feet tall, and the third retaining wall is 6 feet long by 3 feet tall. Chairman Mouw reported the Planning & Zoning Commission reviewed the application and recommended approval to the Board of Adjustment. Westerman had some questions concerning the agreement between the neighbors in the event the Oberlanders sold their home. Den Herder questioned if the same counsel was used for both agreements and Oberlander commented that it was the same language used for both agreements. Motion by Westerman and a second by Mouw to consider the conditional use application for 2206 Mills Park Circle with the three retaining walls in the 5-foot setback. Voting Aye: Westerman, Schlueter, Mouw, and Den Herder. Nay: None. Motion Carried.

Chairman Mouw introduced the consideration for a time extension for Jana Dunn property owner of 1113 Harpen St, Milford, IA 51351 on the 6-month tabling of the Variance requested at the October 18, 2022, Board of Adjustment meeting. Dunn reported with the weather cooperating there has been progress, and Beck Engineering was able to be onsite a few weeks ago and is working on plans and asking to extend to the May 16, 2023 Board of Adjustment agenda. Motion by Den Herder and a second by Mouw to extend the Variance requested to the May 16, 2023 Board of Adjustment meeting. All voting aye. Motion Carried.

ATTEST:

Roger Mouw, Chairman

Carrie Funk, City Clerk/Administrator