

MINUTES OF THE WAHPETON BOARD OF ADJUSTMENT MEETING HELD ON AUGUST 16, 2023

Board Chairman Roger Mouw called the meeting to order at 5:00 P.M. on August 16, 2023. Board members present Roger Mouw, Bob Koerselman, Amy Schlueter, Larry Den Herder, and Doug Westerman. Others present were City Clerk/Administrator Carrie Funk, Plant Operator/Public Works Brandon Berning, Howard Holdenried, Shirley Holdenried, and LuAnne Giesler.

Motion made by Koerselman and a second by Den Herder to approve the May 16, 2023 meeting minutes. All voting, aye. Motion carried.

ACTION & DISCUSSION ITEMS

The board considered a variance request submitted by Howard Holdenried, property owner of 1017 Lighthouse Ct., Milford, Iowa, also known as Lot 10, in the Plat of Lighthouse Point First Subdivision, City of Wahpeton, Dickinson County, Iowa owned by Howard & Shirley Holdenried. The property owner is constructing a new single-family home and would like a 14' x 19' concrete patio on the back side of the home and is asking the Wahpeton Board of Adjustment to grant a Variance for a rear setback of 21 feet instead of the required 35 feet rear yard setback as defined in 165.04(5) of the Wahpeton. Chairman Mouw asked if any comments had been received from any property owners within 200 feet of this property. City Clerk/Administrator Funk replied that no comments had been received just an inquiry from the IA Great Lakes Sanitary District (IGLSD) with there being an easement through the rear yard, but the IGLSD had no concerns. Mouw asked if the Board of Adjustment had any concerns and Den Herder requested an explanation of the project. Property owner Holdenried explained it would be a place where they would like to place a grill and enjoy the outdoors and use it as an added emergency exit. Den Herder asked if there was going to be a cover over the patio and Holdenried replied "no", but may add a retractable awning at another time. Westerman explained in reviewing the application that his opinion is that the "hardship" to the Holdenried is the shape of the lot with the property being located in a "cul-de-sac". Motion by Den Herder and a second by Koerselman to grant the variance for 1017 Lighthouse Ct., Milford, Iowa. Voting Aye: Koerselman, Schlueter, Den Herder, Westerman and Mouw. Nay: None. Motion Carried.

City Clerk/Administrator Funk asked the board if they had any interest in changing the time of the meeting. After some discussion, the board agreed to try 4:00 P.M. for the September 19th Board of Adjustment meeting.

Funk updated the board on 1113 Harpen St. Variance approved at the May 16th, 2023 meeting. Funk explained that the plan provided by the contractor hired for the project deviated from the approved engineering plan that was requested and approved by the board. Beck Engineering provided an approved plan that followed what the contractor was proposing. City Hall received a call from a neighbor with concerns about encroachment. Funk and Berning met with the contractor at the project site. Funk asked the contractor where the wall in the side yard was going to be placed and the contractor replied "up to the property line". Funk explained that is not what was approved and that in order to build a wall up to the property line requires a recording agreement.

With no further discussion a motion by Den Herder and a second by Koerselman to adjourn at 5:47 P.M.

ATTEST:

Roger Mouw, Chairman

Carrie Funk, City Clerk/Administrator