

BOARD OF ADJUSTMENT MEETING MINUTES

March 14th, 2022

OPENING CEREMONIES AND PRESENTATIONS

I. CALL TO ORDER

Vice Chairman Pat Bren called the meeting to order at 7:30 am.

ROLL CALL

PRESENT: Vice Chair Pat Bren, Shawn Soehren, Trevor Ernst and
Bruce Burke

ABSENT: Chairman Larry Bares

STAFF Building Official Leonard W. Schwindt

II. STANDARD MOTIONS

MINUTES – Minutes for December 13, 2021 submitted for approval.

To approve the December 13, 2021 meeting minutes.

MOTION BY: Shawn Soehren **SECOND:** Trevor Ernst

DISPOSITION: Motion carried unanimously.

III. REGULAR AGENDA

1. To consider a Variance request to reduce the minimum required parking stalls of 53 to proposed 39 stalls, per reference section 39.09.003 schedule of off-street parking requirements. Property located at 849 South Main.

Tyler Oliver with Colby capital is present to speak on this request via phone. Mr. Oliver states they are the firm that works with Dollar General and they have put up almost 18,000 stores across the states. Mr. Oliver states that they feel that 30 spaces are more than adequate for the amount of parking stalls for their building, Mr. Oliver explains this is why they have proposed 39 spaces. Vice Chairman Pat Bren opens the meeting to the public, there is no one present to speak for or against the request. Mr. Oliver also states that they requested the same 39 parking stalls for the current building on the west side of town. Building Official Leonard Schwindt states that they received two calls, it was only people inquiring about what was going up there. Mr. Schwindt states there was no opposition for this request. Mr. Schwindt also explains that the city has been monitoring the current building and he has not noticed any issue with the number of spaces and can see there is no one parking on the street. Mr. Schwindt also states that if the request is granted, the city asks that should there be any future development or any issues arise that the applicant may possibly have to come back before the board for an adjustment of the parking. Mr. Shawn Soehren reiterates that he had thought the board had approved one similar to this for the other store, he was curious if there had been any issues with the reduction. Mr. Schwindt states that he would concur and that he drives by it daily, he states he has not noticed any issues so far. Mr. Bruce Burke asks what size the reduction for first building was, Mr. Burke asks if it was exactly the same. Mr. Oliver answers that he believes it was exactly the same as the first building. Mr. Burke asks if the variance is accepted today does the city want

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there be some language that allows them to add parking required or is that just a given. Mr. Schwindt states that it is a given and the City has that leeway if there is an issue they can revisit this. Mr. Trevor Ernst asks if that is just in general or if there is a change in use. Mr. Schwindt states that it would be in a general observation. Mr. Burk motions to approve the request.

****Motion to Approve Variance****

I move to approve the variance finding that the requirements of Section 39.12.011(c)(1) have been met by the applicant for a variance with the following condition(s):

MOTION BY: Bruce Burke **SECOND:** Shawn Soehren
DISPOSITION: Roll call vote... Aye 4, Nay 0, Absent 1
Motion declared duly passed.

IV. OTHER BUSINESS

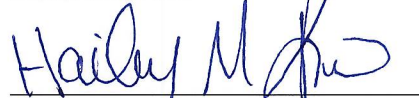
V. ADJOURNMENT

Motion to adjourn:

MOTION BY: Shawn Soehren **SECOND:** Trevor Ernst
DISPOSITION: Roll call vote... Aye 4, Nay 0, Absent 1
Motion declared duly passed.

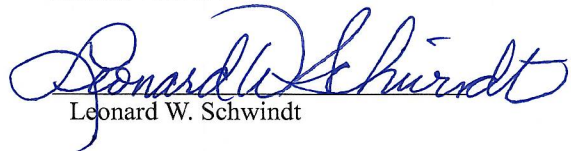
There being no further business to discuss Vice Chairman Pat Bren called the meeting to a close; meeting adjourned at 7:40 am.

PREPARED BY:



Hailey M. Richter

APPROVED BY:



Leonard W. Schwindt