

BOARD OF ADJUSTMENT & APPEALS

Council Chambers

April 12, 2017

Present: Charles Block, Donna Amandus, Tim Wondra, Larry Wright

Absent:

Staff: Doug Krogmeier, Emily Britton

Visitors: Michael Mohrfeld, Jillian Mohrfeld, Darrell Cross

**Charles Block called the meeting to order at 5:30.** A quorum was declared with four members present.

**Minutes from the December 14, 2016 meeting were approved as written on a motion by Block; seconded by Amandus. Approval was unanimous.**

**NON-AGENDA ITEMS: none**

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**Case File 17-02: Variance to reduce required side yard setback at 1504 Ave L for Darrel and Barbara Cross.**

Staff reviewed report.

Amandus asked if a sidewalk could be put there in the future and Krogmeier said it is possible but the deck still would not impede a sidewalk.

**Block opened public hearing at 5:32 pm.**

**Block closed the public hearing at 5:33 pm.**

Amandus asked if they plan to add a roof at any time and Cross replied there were no plans to add a roof.

Completion of Finding of Fact.

**Amandus moved, seconded by Wondra, to approve the variance to reduce required side yard setback at 1504 Ave L for Darrel and Barbara Cross with the condition that a roof over the deck is not added at any time in the future.**

**Vote: 4-yes, 0-no. Motion passed.**

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**Case File 17-01: Special Use Permit request to establish a planned development (condos) in the 3300-3800 blocks north of bluff road for Michael and Jillian Mohrfeld.**

Staff reviewed report.

**Block opened public hearing at 5:39 pm.**

Michael Mohrfeld spoke in favor. He presented a slide show and explained the plans for the development. As the Green Oak Court development has been successful so far with 27 homes built/started he was proud to state there has been about \$6 million valuation added to the city already. He explained that there has been a lot of tree removal, dirt work and road construction already happening in preparation for construction. This new development has plans for high end condos and high end home lots. The condos are to be tri-plex, single story, structures with full, walkout, basements and three car attached garages. Each structure is about 155ft wide with about 60ft between structures and the normal 25ft front yard setback from the proposed roadway. The high end home lots will be planned and platted later to meet market demands. He explained they have tossed around several ideas on platting those out but are waiting to see what people want before dividing them. The condos, however, will all be on a single parcel and will eventually be owned by the condo association. Block asked if the property is in city limits and Mohrfeld explained that the parcel with the condos was in but where the high end houses will be is not and there are plans to annex that in at some point.

**Block closed the public hearing at 5:52 pm.**

Amandus asked why a Special Use Permit is required and Krogmeier explained that to build condos on a single parcel requires a Special Use Permit to help avoid an overcrowded situation and give a chance to review potential issues of many units close together. Wondra pointed out that with the condos up on the hill out of the way there will be little traffic issues. Block asked about the setbacks and Krogmeier said they should all have the correct setbacks, then he added Mohrfeld was still deciding on whether to use a ditch with culverts for driveways or add curbing to the street. Block asked if sidewalks are required and Krogmeier said the city can waive that requirement and with the location and market clientele the city did not think sidewalks would be necessary and had already waived it. Wright agreed that the lack of sidewalks would not likely be an issue.

Completion of Finding of Fact.

**Wondra moved, seconded by Wright, to approve Special Use Permit to establish a planned development (condos) in the 3300-3800 blocks north of bluff road for Michael and Jillian Mohrfeld.**

**Vote: 4-yes, 0-no. Motion passed.**

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**Old Business:** None

**Other/New Business:** Regular meeting time will be the second Wednesday of the month at 6PM.

**Wondra moved, seconded by Block, to adjourn the meeting.**

**Vote: 4-yes, 0-no.**

**Meeting adjourned at 6:02PM.**

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**Charles Block**