

OFFICIAL PROCEEDINGS
BOARD OF ADJUSTMENT
CITY OF WATERTOWN, SD

September 19, 2019

Present: Dargatz-Johnson, Kays, Culhane, Hanson, & Oletzke

Absent: Brink, Stein, Dahle, & Ford

Also Present: Jill Steiner, Heath VonEye, Brandi Hanten, Matt Roby, Pete Boyle, & others

The Board of Adjustment convened at approximately 4:15 PM, in the Council Chambers, City Hall, 23 2nd Street NE; Vice Chairman Stein, presiding.

Dargatz-Johnson motioned to approve the 8/22/19 minutes, Oletzke seconded, motion carried unanimously.

Public Hearing: Conditional Use and Appeal No. 19847

Applicants seek approval per §21.2003(4), and variance relief from sections 21.0302, 21.1001, 21.7101(2) & chapter 21.60 of the Zoning Ordinance, to allow for the replacement of an existing Type II manufactured home in the R-3 Multi-Family Residential District:

Lily Runnels & Daris Runnels submitted application to allow for a 1,178 sq ft (15.5'x76' w/out A-frame & hitch) 1992 Champion Type II manufactured home to replace the 1,040 sq ft (20'x52') 1966 unregistered Type II manufactured home, on an 8,000 sq ft parcel located @ 1825 4th Ave SW. Said structure is proposed to be placed: 15' from the front (south) property line, where a minimum 25' is required; and 9' from the rear (north) property line, where a minimum 25' is required. The Staff Report was orated. Mr. Runnels was present for questions. Seeing as this property is adjacent to city land to the north, Kays stated that he was not opposed to diminishment of the rear (north) required yard/setback. Dargatz-Johnson voiced concerns over the ongoing replacement of mobile / manufactured homes in this development, and the granting of multiple variances to do so.

The vote was taken in two (2) parts:

1. Kays motioned to grant setback variances to place the structure according to the average front (south) setback of the adjacent houses, but not less than a 7' rear (north) setback; Culhane seconded and motion passed unanimously.
2. Kays motioned to approve the Use for replacement of the existing 1966 Type II manufactured home with the 1992 Type II manufactured home, with variance granted from maximum age requirement; conditional to WRTP sidewalk, and a min two (2) car compliant parking pad installed on the west side within 1 year. Culhane seconded, 4 in favor, Dargatz-Johnson opposed. Motion failed.

Public Hearing: Appeal No. 19846

Applicant appeals the terms of Zoning Ordinance sections 21.0302, 21.1003 and chapter 21.60 to allow for the enlargement of a nonconforming structure located in the C-3 Highway Commercial District:

Terry Peschl for Peschl Living Trust & Terry Peschl and Associates, Inc. submitted application to construct a nonconforming 1,205 sq ft addition onto an existing nonconforming 4,922 sq ft commercial building, creating one 4,948 sq ft nonconforming structure on a substandard (C-3 zoned) 11,175 sq ft parcel located @ 719 W Kemp. Said addition is proposed to be constructed: 0' from the front (south) property line, where a minimum 40' is required; and 11' from the side (west) property line, where a minimum 20' is required. The Staff Report was orated. Mr. Peschl was present for questions. Oletzke motioned to approve, Dargatz-Johnson seconded, and motion passed unanimously.

Culhane motioned to adjourn, Oletzke seconded, and motion passed unanimously.



Jason Hanson, Acting Chairman