

OFFICIAL PROCEEDINGS
BOARD OF ADJUSTMENT
CITY OF WATERTOWN, SD

October 24, 2019

Present: Brink, Stein, Kays, Culhane, Hanson, & Ford
Absent: Dahle, Dargatz-Johnson, & Oletzke
Also Present: Ken Bucholz, Jill Steiner, Heath VonEye, Brandi Hanten, Matt Roby, Pete Boyle,
Mark Meier, Mayor Sarah Caron, & 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.

Hanson motioned to approve the 9/19/19 minutes, Ford seconded, motion carried unanimously.

Public Hearing: Appeal No. 19930

Applicant seeks variance relief from sections 21.0302, & 21.5411 of the Zoning Ordinance, to allow for the reduction of the minimum Transitional Yards requirements for the GT-1 Gateway Overlay District:

Jeffrey Lamont, Representative for Watertown Lodging Ventures, LLC submitted plans to construct a fully compliant 4-story hotel structure (Holiday Inn Express & Suites) on this 3.4 acre lot, located @ 2803 8th Ave SE, in the C-3 *Highway Commercial District*. However, said development site, also located in the GT-1 *Gateway Overlay District*, is proposed to have a 5' grassed/landscaped "transitional yard" on the rear (north) property line, where a minimum 10' transitional yard is required. The development will comply with all other C-3 and GT-1 regulations.

The Staff Report was orated. Chris Schilken (Watertown Development Co.), Glenn Struckman (Scott Engineering), and Mike Lawrence (realtor) spoke on behalf of the applicant who was not present. Kays motioned to approve a north transitional yard that tapers from 5'-10' in width, narrowing only where mandatory to accommodate a legal parking lot isle, and also to bring this issue of transitional yards to the Plan Commission for reconsideration; Brink seconded, and motion carried unanimously.

Having no public comment nor old business, Brink motioned to adjourn, Hanson seconded, and motion passed unanimously.



Mark Stein, Vice Chairman