

**OFFICIAL PROCEEDINGS
BOARD OF ADJUSTMENT
CITY OF WATERTOWN, SD**

November 21, 2019

Present: Stein, Kays, Culhane, Hanson, Ford, Dahle, & Dargatz-Johnson
Absent: Brink & Oletzke
Also Present: Heath VonEye, Jill Steiner, Brandi Hanten, Pete Boyle, Mark Meier, Mayor Sarah Caron, Councilman Albertson, & others

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

Culhane motioned to approve the October 24, 2019 minutes, Ford seconded, motion carried unanimously.

Public Hearing: Appeal No. 19977

Applicant appeals the requirements of Sections 21.0302 & 21.1003, and Chapter 21.60 of the Zoning Ordinance, to allow for the enlargement of a nonconforming building located in the C-3 Highway Commercial District:

Robert Graf dba Sign Pro submitted application to construct a nonconforming 324 sq ft (18'x18') addition onto an existing nonconforming building located @ 707 S Broadway; said addition is proposed to be constructed 14.8' from the side (south) property line, where a minimum 20' is required. The Staff Report was orated. Kays and Dargatz-Johnson questioned Graf about the ~1,967 sq ft of buildable area available on this parcel, within which an addition could be constructed without additional variances from primary structure setback requirements, and also why he didn't build the addition for which he was granted variances in 2016. Kays motioned to approve, Culhane seconded, and motion carried unanimously.

Motion by Kays, seconded by Culhane, to temporarily recess the Board of Adjustment in order to hear the Plan Commission agenda items regarding the annexation and zoning of the Drake properties; after which, the BOA meeting resumed.

Public Hearing: Conditional Use Request No. 19969

Applicant seeks approval to operate a campground in the C-3 Highway Commercial District pursuant to §21.2803(8) of the Zoning Ordinance, and contingent upon compliance with Chapter 21.76 campgrounds, and §21.0202(2b7a-h) Specific Rules Governing Individual Conditional Uses:

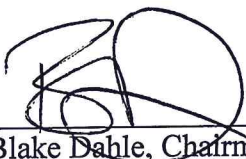
The Staff Report was orated. Mike Lawrence, representing Robert & Pamela Drake (present), produced a new plan (not submitted for agenda) showing some interior drives. There was opposition and support voiced for the project. Applicants withdrew this application, and #19968.

Public Hearing: Conditional Use Request No. 19968

Applicant seeks approval to operate storage units and/or contractor shops & storage yards in the C-3 Highway Commercial District pursuant to §21.2803(11) &/or §21.2803(12) of the Zoning Ordinance, and contingent upon compliance with §21.0202(2b7a-h) Specific Rules Governing Individual Conditional Uses:

(Mike Lawrence, representing Robert & Pamela Drake (present), withdrew this application.)

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



Blake Dahle, Chairman