

# **MEETING MINUTES - BOARD OF ADJUSTMENT**

**July 10, 2023 – 5:15 p.m.  
City Hall Commission Room**

## **1. Call to order**

Kelly called the meeting to order at 5:16 pm.

## **2. Roll Call**

Board members: Dave Kelley, Rich Ivey, Slade Weller, Kevin Tveidt, Ron McMahon

City Staff present: Matt Elberson, Nick Waters

Applicants/Public present: Paul Kenefick-Aschoff, Al Thomas, Ryan Bass (phone), Travis Shaffer, Tom Rounds

## **3. Approval of Minutes**

Weller moved to approve, seconded by McMahon. Minutes of 6/12/23 were approved 5-0.

## **4. Request for Variance Application – Paul Kenefick-Aschoff, 221 W. Prospect Ave**

Owner/Applicant seeking approval for the following variances:

- a. Front yard encroachment for a building addition
- b. Rear yard encroachment for a building addition

Kelley introduced the request and asked the applicant to outline their case. Kenefick-Aschoff said they live at 221 W Prospect and they bought the lot next door and they would like to build a garage. They need a variance to make it a bit bigger. Kelley asked why, Kenefick-Aschoff said they want the garage to line up with the front of the existing house. Ivey asked if the house was already encroaching, Kenefick-Aschoff said it was. Kelley asked about a replat, Kenefick-Aschoff said they would do that, they wanted to confirm the variance would be approved prior to doing the replat.

Tveidt asked if the city had heard anything, Elberson said they had not. Thomas said he was the neighbor to the south and he is in favor of the proposed work. Kelley asked Bass about the work, Bass said the new addition would have better curb appeal than the old demolished house, he had also spoken to Paul Hertel about the revised driveway approach. Bass noted that Hertel was OK with the proposed driveway. They are ready to get started and the change would be good for the neighborhood.

Kelley asked if there were any other questions. There being none, McMahon moved to approve the request contingent on the replat being also approved, seconded by Ivey. Request approved 5-0.

## **5. Request for Variance Application – Brent Lindbloom, 117 Riverside Drive**

Owner/Applicant seeking approval for the following variance:

- a. Side yard encroachment for an accessory structure

Travis Shaffer, the neighbor, spoke on behalf of the applicant. Shaffer said they bought the lot next door and they built the driveway and concrete pad. It was surveyed then, and it was good (the location). Lindbloom is interested in selling and they surveyed and found the property pins and noticed that approx. 120 s.f. of the driveway is over the lot line. They are doing the replat to correct the encroaching driveway. Tveidt asked why the variance since the replat would correct the encroachment, Elberson noted that the correction of the lot line creates a new encroachment on

Lindbloom's garage. Waters said that the relocation of the lot line makes the garage encroach into the 6 foot side setback. Shaffer said the replat and variance would clean things up. The City Planning Commission has already approved the replat, and now it will go to the City Commission.

Kelley asked if there were any other questions. There being none, Weller moved to approve the request contingent on the replat being also approved by the City Commission, seconded by McMahon. Request approved 5-0.

**6. Request for Variance Application - Tom Rounds DBA 'The Donut Shop', 1120 N. Euclid Ave**

Owner/Applicant seeking approval for the following variances:

- a. Front yard encroachment for a building addition
- b. Street side yard encroachment for a building addition
- c. Street side yard encroachment for a building addition

Rounds explained that he applied 3 years ago for the same request, but Covid and everything went on hold. The variance expired, and now they are back at it again. Kelley asked if anything is different now, Rounds replied it was the same as before. Tveidt asked about keeping the front of the building, rounds said yes, it is iconic. Tveidt mentioned that parking may be a problem and Rounds said they would not be losing any parking. The trees along the highway would come down, and the trees to the south may also come down.

Kelley asked if there were any other questions. There being none, McMahon moved to approve, seconded by Ivey. Request approved 5-0.

**7. Additional Items**

Elberson mentioned that there may be an item for the August agenda for a lot residential lot that has challenges and will need a variance.

**8. Adjournment**

McMahon moved to adjourn, seconded by Tveidt. 5-0 to adjourn. Meeting adjourned at 5:28 pm.