

OFFICIAL PROCEEDINGS
BOARD OF ADJUSTMENT
CITY OF WATERTOWN, SD

March 24, 2016

Present: Shriver, Stein, Stonebarger, Dahle, MaGuire, Hanson, Albertsen & Arnold
Absent: Johnson
Also Present: Ken Bucholz, Jill Steiner, Shane Waterman, Lisa Carrico, Mark Meier, Pete Boyer, Chip Premus, Mayor Thorson, Councilman Vilhauer, & others

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

MaGuire motioned to approve the 3/10/2016 minutes, Stein seconded, motion carried unanimously.

Public Hearing: Appeal No. 16570

Applicant appeals the terms of Zoning Ordinance section 21.0302 to allow for the enlargement of an existing nonconforming commercial building located in the C-3 Highway Commercial District

Charles Redlin dba Prairie CAR, LLC submitted application to construct a compliant 1,444.5 sq ft addition onto an existing 4,636 sq ft nonconforming commercial building located at 1404 9th Ave SW. Said nonconforming structure sets 10' from the side (west) property line, where a minimum 20' is required; but, the addition is proposed to be constructed compliant with all Height & Placement requirements. The staff report was orated. There is sufficient parking area for the light manufacturing use proposed (see Conditional Use application # 16548). Stein motioned to approve; Dahle seconded and motion carried unanimously.

Public Hearing: Conditional Use Application No. 12941

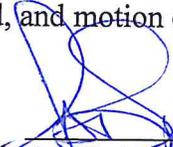
Applicant seeks approval of modifications to a Site Plan for a previously approved Conditional Use for Storage Units in the C-3 Highway Commercial District per §21.2803(12); contingent upon compliance with Definition, and SRGICUs including but not limited to §21.0202(2)b(6a-h)

R&R Holdings, LLC submitted modifications to the Site Plan of a previously approved Conditional Use, showing the construction of a 5,376 sq ft (32'x168') building, with twelve (12) Storage Units @ 2301 N Hwy #20, where previously a 4,500 sq ft (30'x150') Commercial Storage Facility was approved by Special Exception (see BOA minutes 7/8/2009 & 10/7/2015). The staff report was orated. The topic of outside storage was raised, but none was requested in the application. Stein motioned to approve; Arnold seconded and motion carried unanimously.

OLD BUSINESS:

Conditional Use Application No. 16547: Tabled 3/10/2016
Stricken from this agenda

Stein motioned to adjourn, Dahle seconded, and motion carried unanimously.



Pat Shriver, Chairman