

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

November 10, 2016

Present: Arnold, Stonebarger, Stein, Hanson & Shriver
Absent: MaGuire, Dahle, Albertsen & Johnson
Also Present: Ken Bucholz, Jill Steiner, Justin Goetz, Brandi Hanten, Mark Meier, Pete Boyer, Rob Beynon, & others

The Board of Adjustment convened directly after the Plan Commission, at approximately 4:30 PM, in the Council Chambers, City Hall, 23 2nd Street NE; Dennis Arnold, Vice Chairman, presiding.

Stonebarger motioned to approve the 10/20/16 minutes, Hanson seconded, and motion carried unanimously.

Public Hearing: Conditional Use Application No. 17111

Applicant seeks approval for Storage Units in the C-1 Community Commercial District pursuant to §21.2403(11), and contingent upon compliance with SRGICUs including but not limited to §21.0202(2b6a-h)

Merle Tschakert seeks approval to convert an approximately 4,700 sq ft (~100'x47') retail space, located @ 5 2nd St NE, into a fifty (50) unit heated rental Storage Units facility. The space was most recently occupied by CarQuest for the last several years. The Staff Report was orated. Tschakert seeks to isolate the front of the building (storage units facility) from the back, continuing to utilize the back as a machine shop. Finding satisfactory provision and arrangement concerning §21.0202(2)b(6a-h) *SRGICUs*, Chapters 21.63, 21.65, & 21.73, Hanson motioned to approve, Stonebarger seconded, and motion carried unanimously.

Public Hearing: Appeal No. 17110

Applicant appeals the terms of Chapters 21.03, 21.10, & 21.60, seeking variance relief to allow for the expansion/enlargement of a nonconforming facility, located in the R-2a Single Family Attached Residential District

EVI Prairie Crossings, LLC submitted application to enlarge/expand an existing 10,719 sq ft nonconforming Assisted Living facility located on a 30,000 sq ft property @ 420 & 424 9th St SE. They seek to connect two (2) existing legal nonconforming buildings with a nonconforming 1,597 sq ft addition, proposed to be constructed ("in-line") 22' from the front (west) property line, where a minimum 30' setback is required. The Staff Report was orated. Several representatives from Edgewood Sr. Living & Mills Construction were present. Shriver motioned to approve, Stonebarger seconded, and motion carried unanimously.

(The 2017 Plan Commission / Board of Adjustment meeting schedule was approved today by the Plan Commission.)

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



Dennis Arnold, Vice Chairman

Pat Shriver