

Minutes of Meeting Zoning Board of Adjustment Regular Meeting

August 15, 2022

ROLL CALL: Board members present: Lynette Birkenholz, Noreen Otto, Bev Rossow

Board members absent: John Billingsley, Gregg Hanson

STAFF PRESENT: Erin Chambers, Community Development Director
Craig Armstrong, Development Specialist

A quorum being present, Chair Rossow called the meeting to order at 4:32 PM

In accordance with the Americans with Disabilities Act, Chair Rossow asked if there was anyone present that may require special assistance in being able to participate in this public meeting: No response.

Minutes

The Board reviewed the minutes of the previous meeting from May 4, 2022. **Motion** by Birkenholz, **seconded** by Otto to approve the minutes from May 4, 2022, as written. **Voice vote:** approved, 3-0.

Public Hearing

- A. CU22-3: Conditional Use Permit to authorize temporary off-site exterior storage of wrapped lumber and sheathing on the parking lot at 300 E. 17th St. S. (located in a C-A: Arterial Commercial zoning district. Spahn & Rose Lumber Co., applicant.

Chambers reviewed the prepared staff report. There was a discussion on time frame, height, conditions and hard surface.

Hearing no additional questions or comments, Chair Rossow called for a motion to close the public hearing. **Motion** by Birkenholz, **seconded** by Otto. **Voice vote:** Approved 3-0.

There was discussion between members of the board, led by Rossow, about the deadline and staff extension as the building permit is filed.

Motion by Otto to approve CU22-3's temporary conditional use permit for one year plus six months on hard surfaces, **seconded** by Birkenholz. **Roll call vote:** Approved 3-0.

- B. CU22-4: Conditional Use Permit to authorize a 15,750 sq. ft. ground solar array at the KOA Campground at 1610 E 36th St. S. (located in a C-A: Arterial Commercial zoning district). 1 Source Solar, applicant.

Chambers reviewed the prepared staff report. Curtis Van gilder, owner of KOA Campground, also shared information during the public hearing. There was discussion of stormwater narrative, prairie plantings, etc.

Hearing no additional questions or comments, Chair Rossow called for a motion to close the public hearing.
Motion by Birkenholz, **seconded** by Otto. **Voice vote:** Approved 3-0.

Motion by Birkenholz to approve CU22-4 with the inclusion of a stormwater plan narrative, **seconded** by Otto.
Roll call vote: Approved 3-0.

New Business

None.

Motion by Otto to adjourn the meeting, **seconded** by Birkenholz. **Voice Vote:** approved, 3-0. The meeting was adjourned at 5:02 PM.