

**Final Minutes  
Zoning Board of Adjustment  
Carnegie Town Hall  
Monday, September 28, 2015  
6:00 p.m.**

**Members Present:**

Chairman Erik Helland  
Vice-Chair Greg Neitzert  
Aaron Norman  
Ryan Rients  
Kathryn Henning  
Robert Everett - Alternate  
Michael Jones - Alternate

**Members Absent:**

None

**Staff Present:**

Shawna Goldammer  
Bryan Wilcox  
Jack Claussen

**OLD BUSINESS**

**APPROVAL OF MINUTES OF AUGUST 17, 2015 MEETING**

A motion was made by Neitzert, seconded by Norman to approve the minutes of August 17, 2015. Chairman Helland called for a voice vote. All members voted yes. **Motion passed.**

**BOARD UPDATE ON APPEAL DECISION TO ALLOW SIGN CONTRACTOR TO COMPLETE OFF-PREMISE SIGNS, CASE BOA-003178-2015**

No motion or vote required.

**UPDATE RULES OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF SIOUX FALLS, TITLE XV, CHAPTER 160**

A motion was made by Norman, seconded by Rients to approve the updated rules of the zoning board of adjustment of the City of Sioux Falls, Title XV, Chapter 160. Chairman Helland called for a voice vote. All members voted yes. **Motion passed. Rules updated**

**NEW BUSINESS**

Case BOA-003145-2015: Withdrawn by applicant

Case BOA-003186-2015: Withdrawn by applicant

Case BOA-003300-2015: Variance in the required front yard setback from 10' to 0' along S. Minnesota Ave.

Applicant: **David Mickelson**

Address: **115 S. Minnesota Ave.**

A motion was made by Norman, seconded by Rients to approve a variance in the required front yard setback from 10' to 0' along S. Minnesota Ave.

Vote to approve: Roll Call: Yeses, Norman, Rients, Helland, 3. Noes, Henning, Neitzert 2. **Motion failed. Variance denied.**

Case BOA-003323-2015: Variance in the required front yard setback from 20' to 17'-6" along S. Euclid Ave.

Applicant: **Chad Buie**

Address: **1120 W. 14<sup>th</sup> St.**

A motion was made by Neitzert, seconded by Rients to approve a variance in the required front yard setback from 20' to 17'-6" along S. Euclid Ave.

Vote to approve: Roll Call: Yeses, Rients, Helland, 2. Noes, Henning, Norman, Neitzert 3. **Motion failed. Variance denied.**

**Chairman Erik Helland recused himself as chairman for the remaining variance requests. Vice-Chair Neitzert assumed the role of chairman and presided over the remaining variance requests. Alternate board member Robert Everett stepped in to become the fifth board member.**

Case BOA-003370-2015: Variance in (1) the required RE4 form bulk regulations for a level D bufferyard and (2) in the required front yard setback from 15' to 0' along S. Minnesota Ave.

Applicant: **Eric Willadsen**

Address: **7601 S. Minnesota Ave.**

A motion was made by Henning, seconded by Norman to approve a variance in the required RE4 form bulk regulations for a level D bufferyard.

Vote to approve: Roll Call: Yeses, Norman, Rients, Everett, Neitzert, 4. Noes, Henning, 1. **Motion passed. Variance approved.**

A motion was made by Norman, seconded by Henning to approve a variance in the required front yard setback from 15' to 0' along S. Minnesota Ave.

Vote to approve: Roll Call: Yeses, Rients, Everett, 2. Noes, Henning, Norman, Neitzert 3. **Motion failed. Variance denied.**

Case BOA-003378-2015: Deferred until October 19<sup>th</sup>, 2015 meeting

### **Adjournment**

A motion was made by Norman, seconded by Rients to adjourn the meeting at 7:41 p.m. Chairman Neitzert called for a voice vote. All members voted yes. **Motion passed.**