

OFFICIAL PROCEEDINGS
BOARD OF ADJUSTMENT
CITY OF WATERTOWN, SD

March 9, 2017

Present: Shriver, MaGuire, Hanson, Stein, Dahle, Stonebarger & Albertsen
Absent: Arnold
Also Present: Ken Bucholz, Jill Steiner, Justin Goetz, Mark Meier, Pete Boyer, Chip Premus, & 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.

Hanson motioned to approve the February 9, 2017 minutes, Stonebarger seconded, motion carried unanimously.

Public Hearing: Conditional Use Application No. 17213

Applicants seek to operate a Bar or Tavern in the C-3 Highway Commercial District per §21.2803(3), contingent upon compliance with SRGICUs including but not limited to §21.0202(2)b(6a-h), and §2.0102 Location (C-3 is now exempt).

Karl & Emillie Larsen seek approval for the sale, serving, & consumption of alcoholic beverages @ 1000 Degrees Pizzeria 2631 10th Ave SE (west end unit). The Staff Report was orated. The east side of this property received Conditional Use approval for *Bar or Tavern* and *Casino or Gambling Establishment* in 2009, for which Lone Pine BBQ currently holds a Retail liquor / Lottery / Sunday sales / Retail (on-off sale) Malt Beverage License. MaGuire motioned to approve the entire property; Stein seconded, and motion carried unanimously.

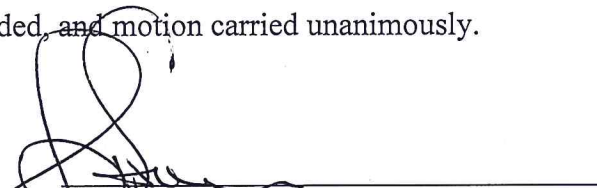
Public Hearing: Appeal No. 17212

Applicant appeals the terms of Zoning Ordinance sections 21.0302, 21.1003, and chapter 21.60 to allow for the alteration and enlargement of a nonconforming commercial building located in the C-3 Highway Commercial District.

Troy Binde / Subway Restaurant, seeks to construct a nonconforming 495 sq ft (15'x33') addition onto an existing legal nonconforming 3,750 sq ft commercial building located @ 505 (& 507) Arrow Ave; said structure is proposed to be constructed: 29.5' from the front (west) property line, where a minimum 40' is required. The Staff Report was orated. Binde was present. MaGuire motioned to approve, conditional to paving/stripping the off-street parking spaces and isles to the north (as defined on the submitted Site Plan), fulfillment of the landscaping and infrastructure requirements, and screening 80' along the north property line, with Waiver of Right to Protest the rest of the screening (as shown on Staff Rpt) subject to any complaints; Hanson seconded, and motion carried unanimously.

The Board directed staff to provide them with some current information for the 2 year review on Conditional Use Permit #15954 (Nelson Home Occupation).

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



Pat Shriver, Chairman