

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

February 7, 2019

Present: Brink, Kays, Stein, Dargatz-Johnson, & Oletzke

Absent: Dahle, Hanson, Ford, & Culhane

Also Present: Jill Steiner, Ken Bucholz, Heath VonEye, Brandi Hanten, Matt Roby, Pete Boyle, Mark Meier, Colin Paulsen, Councilman Lalim & others

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

Applicant Davis dba EZ Stor (#1587) withdrew from the agenda due to lack of full board.

Brink motioned to approve the 12/6/2018 minutes, Oletzke seconded, motion carried unanimously.

Public Hearing: Conditional Use Application No. 19406

Owners/Applicants seek approval to operate a kennel (pet day care facility) on this property located in both the C-3 Highway Commercial & I-1 Light Industrial Districts, pursuant to §21.2803(18) & §21.3203 other uses such as: §21.2802(10), §21.3202(17), §21.2803(10), §21.3203(6), & §21.2802(3); contingent upon compliance with the Purpose of the zones §21.2801 & §21.3201, and SRGICUs §21.0202(2b7a-h):

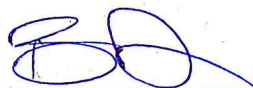
Mike & Theresa Endres seek approval to operate The Posh Dog, a pet day care / boarding / grooming facility with outside runs, to be located on the west end of the Town Clock Mall @ 200-206 9th Ave SE. The staff report was orated. Theresa Endres explained the non-medical small animal care business in more detail. There was some discussion on the double zoning of the parcel. City Atty Roby confirmed however, that the use of sections 21.2803(18) & 21.3203 is currently a viable avenue to bring this request before the BOA. Finding that the application shows satisfactory provision and arrangement for the conditional use, Oletzke motioned to approve, Brink seconded, 4 in favor, Kays opposed, motion carried.

Public Hearing: Conditional Use & Appeal No. 19407

Owner/Applicant seeks approval to convert motel sleeping rooms into dwelling units in a structure located in the C-3 Highway Commercial District, pursuant to §21.2803(18) other uses such as: Apartments §21.2803(9); and contingent upon compliance with Purpose of the C3 zone §21.2801, & SRGICUs §21.0202(2b7a-h):

KEJE Holdings, LLC seeks approval to convert ten (10) sleeping rooms, in a structure last used for transient motel lodging, into ten (10) multi-family attached (row housing) dwelling units @ 612 5th St SE. The staff report was orated. The Site Plan shows the 8,250 sq ft parcel with 45° parking layout: ten (10) parking spaces with a 10'6" isle, where a min 12' is required. There will be one way flow: in from the 20' gravel alley to the east, and out on Hwy #81 to the west. Eric Skott stated that he intends to limit his "studio apartments" leases to one (1) tenant per room occupancy. Each d.u. will have small kitchenette w/microwave, and there will be one room with laundry and kitchen oven/stove facility for all tenants' use. City Engineer VonEye supports Waiver of Right to Protest agreement for pavement of the alley. Finding that the application shows satisfactory provision and arrangement for the conditional use, Kays motioned to approve based on Building Official Bucholz's opinion that he supports defining this request as apartments, and conditional to W RTP alley improvements, signage for no ingress from Hwy #81 (per City/DOT approval), snow maintenance agreement w/city for snow removal, and max occupancy: ten (10) tenants. Oletzke seconded; 4 in favor, Dargatz-Johnson opposed, motion carried.

Kays motioned to adjourn, Brink seconded, and motion carried unanimously.



Mark Stein, Vice Chairman

Blake Dahl