

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

May 10, 2018

Present: Dahle, Stein, Hanson, Dargatz-Johnson, Oletzke & Ford
Absent: Kays, Culhane & Olson
Also Present: Jill Steiner, Brandi Hanten, Matt Roby, Ray Tesch, Mark Meier, Colin Paulsen,
Chip Premus, Mayor Caron, & others

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

Stein motioned to approve the April 5, 2018 minutes, Dargatz-Johnson seconded, and motion carried unanimously.

Application #17945 has been postponed, and #17943 was withdrawn.

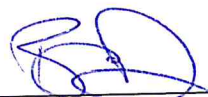
Public Hearing: Conditional Use Application No. 17944

Applicant seeks approval to allow for an Ag Commodities (seed) facility to be constructed in the C-3 Highway Commercial District, pursuant to §21.2803(7)(16)&(18) Grain Elevators & Terminal, Warehouse, and Other Uses of the same & general character; contingent upon compliance with §21.2801 the Purpose of the C-3 District, and SRGICUs including but not limited to §21.0202(2b7a-h):

Greg Hanson dba Hanson Ag Service, LLC seeks approval to allow for the sales offices, packaging, warehousing, and vending/distribution of Ag Commodities (seed) in a ~9,480 sq ft facility to be constructed @ 1530 14th Ave SE. The Staff Report was orated. Hanson's application did not address grain legs, screening/buffering, displays/outside storage, off-street parking spaces/isles layout/traffic flow (loading route/areas), etc... all of which this board is tasked to find compliant according to §21.0202(2b7a-h). Furthermore, the Site Plan does not show grassed blvd with trees, sidewalk/trail, driveway(s), or signage, but Hanson is not seeking variances from any requirements, and will comply.

Hanson answered questions and verified that there will be no outside storage, as 90% of the seed comes into the facility in bags or boxes so all processing will take place within the building. He mentioned that he may want to move the bins to west side. Max Height regulation for the C-3 zone is 60'; elevation views of the facility were not submitted, but Hanson estimated the bins with grain leg mechanical equipment to be ≤60 ft high, and the Building Official has determined this equipment to be exempt from the regulation per Nonstructural Components and Nonbuilding Structures of the IBC. Sufficient area exists to meet minimum Off-street Parking Space requirements. Stein motioned to approve, Culhane seconded, and motion carried unanimously.

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



Blake Dahle, Vice Chairman