



**Motion by Harstad to accept the Findings of Fact, Conclusions of Law, and Decision & Order as reflected in the staff report for the Conditional Use Cell Tower permit JC19-0009, and to approve case JC19-0009, Second by Palmer.**

<b>Hoover</b>	<b>Absent</b>
<b>Machacek</b>	<b>Absent</b>
<b>Harstad</b>	<b>Aye</b>
<b>Palmer</b>	<b>Aye</b>
<b>Grace</b>	<b>Aye</b>

<b>JSE19-0004</b>	<b>Mike Tertinger</b>	<b>Harold &amp; Joan Chapman Owners</b>	<b>Special Exception - front yard setbacks</b>
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The applicant is requesting a special exception from the 50' front-yard setback requirement in an RR1 (Rural Residential 1-Acre) zoning district. The applicant is proposing to build a 12' x 33' roof over an existing deck. Currently, the deck is 32' from the front property line at its closest point. The posts for the new roof will be placed at 31' from the front property line, and thereby encroach 1' further into the front-yard setback than the existing deck.

A demonstration of a practical difficulty appears to have been shown in this case due to the location of the existing dwelling and attached deck in proximity to the front property line.

Staff recommends approval of this application as it appears that a practical difficulty has been demonstrated.

Palmer wondered if there was a preliminary plat to extend the subdivision. Tertinger said no. Palmer asked if secondary roads had any conditions for the applicants. Tertinger explained that Special Exception cases do not go before the Technical Review Committee; therefore, secondary roads would not have any conditions.

**Motion by Palmer to accept the Findings of Fact, Conclusions of Law, and Decision & Order as reflected in the staff report for the Special Exception JSE19-0004, and to approve case JSE19-0004, Second by Harstad.**

<b>Palmer</b>	<b>Aye</b>
<b>Machacek</b>	<b>Absent</b>
<b>Grace</b>	<b>Aye</b>
<b>Harstad</b>	<b>Aye</b>
<b>Hoover</b>	<b>Absent</b>

#### **IV. OTHER BUSINESS**

Beck proposed the idea of in-house training for members of the Board. Such training would take place in the early evening and light dinner would be served. Beck asked if any members were interested in attending. All agreed. Beck will send an email with date and time options for the members to vote on.

#### **V. APPROVAL OF MINUTES**

Palmer made mention of a failed motion at the last Board of Adjustment meeting that was not reflected in the minutes. Black will revise.

The minutes of April 24<sup>th</sup>, 2019 Board of Adjustment meeting were approved as amended.

#### **VI. ADJOURNMENT**

The meeting was adjourned at 6:51 p.m.

Respectfully submitted,

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Sabrina Grace, Chair

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Jessie Black, Recording Secretary