



Yellowstone County Board of Adjustment

Minutes

June 9, 2016

The County Board of Adjustment met on Thursday, June 9, 2016 in the 1st Floor Conference Room, of the Miller Building located at 2925 3rd Avenue North. Vice Chairman Bailey called the meeting to order at 4:00 p.m.

Name	Title	01/14/2016	02/11/2016	05/12/2016	06/09/2016								
Bruce Reiersen	Board member	E	-	1	1								
Board member Poppler	Board member	1	-	E*	1								
Carlotta Hecker	Chairperson	1	-	E*	E								
Delores Terpstra Miner	Vice Chairperson	1	-	1	* CC								
Robert Bailey	Board member	E	-	1	1								

*Planning Division Manager attempted to establish a connection with Board member Terpstra Miner via teleconference call with Board member Terpstra Miner. It is the consensus of the Board to move forward with the agenda with an amendment to hear County Variance #282-1905 Sunrise.

Vice Chairman Bailey introduced the County Zoning Commission members and staff in attendance: Wyeth Friday, Planning Division Manager; Nicole Cromwell, Zoning Coordinator; Tammy Deines, Planning Clerk.

Attending: Dick Sauter; Sandra Ross; James Ross; Bob Ryder

Public Comments

Chairperson Hecker opened the public comment portion of the meeting and asked if anyone wished to speak on an item not on today’s agenda

Approval of Minutes: May 12, 2016

Motion

The Board took a moment to review the minutes. Vice Chair Bailey moved and Board member Reiersen seconded to approve the May12, 2016 meeting minutes as submitted. The motion carried with a unanimous voice vote.

Disclosure of Conflict of Interest: Board member Poppler had recused himself from participating in the public hearing for Yellowstone County Variance #281 at the previous meeting

Disclosure of Exparte Communication: Zoning Coordinator Nicole Cromwell stated staff has not received any communications following the preparation of the staff report. She stated this Board can

decide to approve or deny the request for delay if it finds the applicant has presented “good and sufficient reason.”

PUBLIC HEARINGS: Zoning Coordinator Nicole Cromwell reviewed the procedures for public hearing and stated the Board will open a public hearing and allow public comment this evening. She reviewed the hearing and presentation processes for the meeting for reviewing and acting on each variance. She stated three votes in favor of the Board of Adjustment are required to pass a variance. This evening there are 3 Board members attending. A unanimous vote will approve requests.

Vice Chairman Bailey called for the staff presentation by Ms. Cromwell

Wyeth Friday. Wyeth Friday explained this hearing was originally scheduled for the March 2016 BOA meeting but it was delayed due to a lack of a quorum of Board members. The Board was unable to convene in April, and the applicant’s representative is unable to attend this meeting. He submitted to the Board the Mr. Farnsworth is able to participate via conference call and the Board may decide to continue the public hearing until the June 9, 2016 meeting to obtain further information. Wyeth Friday continued and gave the presentation below for Yellowstone County Variance #281.

Item #1 County Variance #282, 1905 Sunrise

Side Setback – A variance from Section 27-310(j) requiring a minimum side setback of 3 feet for a detached accessory structure to allow a 0 side setback for an existing 1,008 square foot detached garage in a Residential 15,000 (R-150) zone, on Lot 22 of Sunrise Subdivision, 1st Filing, a 22,216 square foot parcel of land. Tax ID: C05159.

RECOMMENDATION

The Planning Division is recommending denial of Yellowstone County Variance #282.

REASONS

The Planning staff is recommending denial based on the proposed findings of the 7 criteria. The first 3 criteria; hardship with the land, denial of a right commonly enjoyed by others, and not conferring a special privilege on this owner, are the primary review criteria and findings the Board of Adjustment must make before considering an approval of a requested variance. The first criteria, a hardship with the land peculiar to this property, is not met. The property is large and although an irregular triangle shape, there is abundant area on this north end of the property for the owner to have met the required 3-foot minimum side setback. The 2nd criteria, whether denial of the variance would deprive this owner of a right commonly enjoyed by others, is also not met in this cases. The variances of record do not support a 0-foot side setback and although some detached buildings have been constructed on property lines in this area in the past, there is no evidence of newer construction of 1,000+ square foot buildings on property lines. There are many smaller detached sheds in the area that were placed on or near the property line. The previous shed at this location on the subject property was about 252 square feet. The new detached garage is 1,008 square feet. The 3rd criteria, whether granting the variance would confer a special privilege on this owner, also does not support the variance. Granting a 100% variance to this owner, after the fact of the construction, would be conferring a special privilege that would be denied to others in the same district. Also, there is a property line in dispute in this matter. The owner of 1919 Sunrise to the east has provided a survey showing the northeast corner of the new building is over the property line. The Board of Adjustment cannot grant a variance to one owner to occupy land not possessed by the applicant.

Discussion

Vice Chairman Bailey called for questions and discussion from the members of the Board. Board member Poppler asked if there is general confusion among Yellowstone County residents of as to whether compliance with zoning regulations is needed. Nicole Cromwell said there is confusion in a wide spectrum of audiences in the County. Board member Poppler asked for a comparison of requirements in the City and the County. Nicole Cromwell said a Zoning Compliance permit is needed within the County and RiverStone Health works with permitting for wells and septic tanks. City building permits are reviewed for compliance with codes. The State of Montana does not require a building permit within the County.

Public Hearing

Vice Chairman Bailey opened the public hearing at 4:23 p.m. and asked if there is anyone present wanting to speak in favor or against County Variance #282.

James Ross, Applicant, 1905 Sunrise, Billings, Montana

Mr. Ross explained they are in the process of moving to this parcel from Terry, Montana. They decided to replace the old building as it was deteriorated. He discussed the new building with the neighbors prior to construction. A survey was conducted. They put up the building not knowing about the setback requirements. There is not a large overhang and there are no gutters. A zoning compliance permit was obtained for the primary structure. Mr. Ross stated he received a violation notice six-eight months after the building was constructed. He said he did not deliberately ignore the codes. He said he had contacted the adjacent neighbor to express interest on purchasing the adjacent property, and no concerns were voiced at that time.

In response to question by Board member Poppler, Mr. Ross said he completed the construction and the materials for the building was purchased from Lowes and Bridger Steel. Mr. Ross said had he known he would have complied. Board member Reiersen, noted the property line discrepancy. Ms. Sandra Ross interjected said a company surveyed the property and it is clearly marked.

Bob Ryder, 2821 Belvedere Drive, Billings, Montana

Mr. Ryder is the owner and lessor of the adjacent property. His tenants questioned why the building was constructed on the property line. He voiced concern with the storm water runoff flowing towards his property and making a mess. He questioned why he was not contacted about this building. In response to question by Vice Chairman Bailey, he stated the property is not for sale and he wants the building to be torn down and put up property.

Brad Farnsworth, 4800 Grant Creek Rd, Missoula, MT, 59808-1454, Office (406) 541-4800

Mr. Farnsworth asked if consideration has been given for a boundary line adjustment.

Rebuttal

Vice Chair Bailey called for rebuttal.

James Ross, Applicant, 1905 Sunrise, Billings, Montana

Mr. Ross said he would consider a boundary line adjustment and will install rain gutters to redirect the storm water towards his property. He asked for a solution and said he wants to have the property look nice. He feels that this structure has improved the value of both pieces of property.

Mr. Ryder said the gutters cannot be installed from his side of the property and Mr. Ross does not have permission to access his property. Mr. Ross retorted the work was done without accessing Mr. Reiter's property.

Board member Poppler commented the applicant will suffer financial loss if the application is denied but there are ordinances in place and the new building has the incorrect setbacks. Ms. Cromwell explained the property owners will have to settle the property line dispute despite the granting of the variance. Vice Chairman Bailey referred to the Criterion #6.

Motion

Vice Chairman Bailey made a motion to deny Variance #282 with the reasons given by staff and the criterion and Board member Reierson seconded the motion.

Discussion

Board member Reierson stated this is a straightforward issue with 2 disputed surveys; and there is no choice but to vote for denial. Board member Poppler commented the pole barn construction may be moved without destroying it and he finds it improper to grant the variance. He pointed out the County Board of Adjustment has voted against similar variance requests at previous hearings.

Board member	Yes	No	Recused	Absent
Blaine Poppler		x		
Carlotta Hecker (Chairman)				x
Delores Terpstra Miner				x
Robert Bailey (Vice Chairman)		x		
Bruce Reierson		x		

The motion carried, 3-0. Yellowstone County Variance #282 is denied. Ms. Cromwell said staff will send a letter will be sent to Mr. Ross stating he must move the building 3 feet. He has the option to purchase the property and submit a boundary line relocation as a legal record, file an appeal with the district court that this board has made an error; wait a year and submit a new request for a variance.

** Planning Division Manager Wyeth Friday attempted to establish a connection with Board member Terpstra Miner via teleconference call with Board member Terpstra Miner, and she was reached. The connection was poor and eventually lost during the hearing.

Item #2 Variance #281 – 2999 Old Hardin Road – Entryway Landscaping for Bretz RV – A variance from Section 27-1006 requiring a bermed and landscaped buffer yard along the interstate frontage (1,780 linear feet of frontage) and along the Old Hardin Road frontage (360 lineal feet) requiring a minimum of 5 canopy trees and 10 shrubs per 100 lineal feet and no more than 10% of the area as non-living material; from Section 27-1006 requiring a minimum of 20 square feet of landscaping per parking space, 2 evergreen or canopy trees and five shrubs for each 9 parking spaces, and requiring landscaping islands dispersed throughout the parking lot with raised curb protection; and Section 27-1007 requiring buildings with facades facing the interstate or local street to provide a façade relief every 100 feet to allow a total of 60 trees (131 required), 60 shrubs (267 required); allow up to 50% of the landscaped areas to be non-living material; eliminate all landscaping islands in the

parking lot and eliminate the façade relief requirement for the building facades facing the interstate and the local street. Tax ID: D06438A; C04279; C04713; C04714; C04715; C04716

RECOMMENDATION

The Planning Division is recommending denial of Yellowstone County Variance #281.

REASONS

Bretz RV in this variance submittal is asking to significantly reduce the required numbers of trees and shrubs for the property because it states that the requirements "are inappropriate when considering the intended use of the property as a recreational vehicle and boat dealership." However, many commercial businesses have been built in the Entryway Zoning District in the County and City, and have followed the regulations. In addition, the same use has been developed in the Entryway Zoning District and met the landscaping requirements for Pierce RV Supercenter at 3800 Pierce Parkway at the Zoo Drive interchange. The Pierce RV Supercenter is located in an Entryway Light Industrial Zoning District, is adjacent to the I-90 corridor, and was subject to the same requirements as Bretz RV.

Discussion

Vice Chairman Bailey called for questions and discussion from the members of the Board. During the last meeting, Board member Poppler had previously recused himself from participating in this hearing. He asked the Board to reconsider this decision and allow him to participate in today's hearing. He stated the property in question was purchased from Popelka Enterprises and he received a commission at that time. He has no financial interest in this property and did not represent Bretz RV as a realtor. Staff and the members of the Board consulted the Board of Adjustment's Bylaws, (Item #10). Based on this language, it was determined Board member Poppler could participate in the hearing. Bretz RV Agent/Representative Farnsworth, representative for Bretz RV, stated they have no objection to Board member Poppler participating in this hearing.

This public hearing is continued due to the applicants' request for delay to allow Council Brad Farnsworth to attend. Division Manager Wyeth Friday gave a brief overview of this application. Nicole Cromwell noted for the record the scaled site plans submitted by Bretz RV for the Board's use today. Staff received a letter dated May 11, 2016 from Citizen James E. Logan regarding Yellowstone County Variance #281 and a letter from Citizen Carol Kraft dated February 29, 2016.

Discussion

Board member Poppler pointed out the Holiday Inn Express was required to meet the zoning requirements at that time. He asked about the zoning for the truck stop located north of this parcel. Wyeth Friday clarified and stated "Town Pump" is in a Controlled Industrial zoning district, which has different zoning requirements. Board member Poppler asked for clarification on the conditions and the phrase in the staff presentation, "Granting the variance confers a special privilege denied to others within the area", meaning the privilege would be having scaled back landscaping. Nicole Cromwell stated the intent is to compare properties with the same district and the determinations in the staff report are phrased in this manner.

Board member Reiersen pointed out the property owned by Mr. Sauder. Wyeth Friday stated during the May 12 meeting, Mr. Sauder gave testimony stating the gravel access is open and Bretz RV's activity on the road is creating issues for his property.

Wyeth Friday said the initial understanding was this would be a temporary access, and the surfacing has to be improved to a full surface if it is to be a full access to Old Hardin Road. There is a requirement for buffering for residential uses adjacent to this property and it is shown on the site plan. The buffering is required if the access is to become a full access point. Staff has discussed this with Yellowstone County Public Works and provided information to the applicant.

Vice Chairman Bailey asked what prompted Staff to use Pierce RV and Holiday Inn Express in the comparisons. Wyeth Friday explained these properties are subject to the same zoning classification and requirements. Vice Chairman Bailey noted the applicant's statement which says "the regulations are inappropriate when considering the intended use". Wyeth Friday stated the use is in compliance with the terms of the zoning. He said the applicant's language is referring to the landscaping requirements as they feel it is conflicting and does not apply well to the sale of RVs.

Board member Reiersen asked if there are any properties subject to these zoning requirements south of the South Frontage Road, such as "Slumberland", as there is very little landscaping on that property. Nicole Cromwell pointed out the properties located west of Goodman Road with Entryway zoning and said not all of the buildings obtained Zoning Compliance permits prior to construction.

**The phone connection was lost with Board member Terpstra.

Brad Farnsworth, 4800 Grant Creek Rd, Missoula, MT, 59808-

Mr. Farnsworth thanked the Board for the opportunity to represent Bretz RV and for their service in this capacity. He gave clarification on the site plan map provided for the Board and pointed out the grass and shrubbery on each side of the entryway to the dealership. Mr. Farnsworth said there are 2 keys to the gate for the road, one for the Fire Marshall and the other for the Manager. The intent is to use this as an emergency access even though the temporary access road extensively over the last several months during construction and landscaping. Construction has been completed and the dust has abated; their intention is to use this as an emergency access. The character of the road will change if the adjacent parcel is developed.

Board member Poppler asked if Bretz RV intends to develop the buffer yard. Mr. Farnsworth said the future development is not imminent but they will comply with the requirements at that point. Board member Poppler asked if they are actively using Lot 11-B. Mr. Farnsworth said it is currently used by their customers for RV storage. Access to Lot 11B will be done through the entryway to a gated access adjacent to the primary building.

Vice Chairman Bailey asked Mr. Sauder about the activity on the temporary access road. Mr. Sauder's responded they moved a lot of inventory on this road. Mr. Farnsworth apologized to Mr. Sauder and said this was not handled in a better manner but this use is ending now. He said the road will remain as it is currently. Nicole Cromwell asked if the gate will be signed as "Emergency Access Only". Mr. Farnsworth is agreeable to this suggestion.

Mr. Farnsworth referred to the variance request. He stated Bretz RV believes the berm is no longer an issue. The reason they purchased frontage along I-90 is to display their merchandise and if they comply with the stated regulations the trees will block the frontage view shed.

Berm/Trees/Shrubbery: Along the property frontage, they clustered trees on 4 locations and built a 25 ft. wide by 3 ft. high berm with sprinklers. Sod has been planted up to the curb and up to the fence. A maintenance person cleans the area daily. The cost of planting was \$75,000 and the ongoing maintenance costs are significant. The berm is in compliance. He stressed they are not being a “bad neighbor” and not comply with the regulations but there are operational needs to not to have trees along both frontages. Sixty trees and sixty shrubs were planted and existing mature trees were left where they could that would be in addition to the new plantings. He noted a site map and stated trees located on Old Hardin Road at the entrance of this property may cause line of sight related safety issues for large vehicles. He presented several large format photos and said they would like to install gravel around the shrubbery to limit watering. Bretz RV is asking to use 50% nonliving materials and all green along I-90.

Parking Island: He pointed out a required island in the parking lot near the entryway they would like to remove as it is not functional or workable in an RV environment.

Facade: Mr. Farnsworth pointed out façade relief along the building, breaking up the solid wall. There is a fenced yard and bump-out to provide in-house daycare for employees. Currently they have 70 employees and projected to have up to 100 employees in the next 18 months.

Mr. Farnsworth stated Pierce RV has comparable site plan and he is proposing more than Pierce RV currently has in landscaping. He stated they are not asking to be relieved of the duties of the landscaping but are asking for "a fair shake" as they have already put a large sum of money into this landscaping proposal. He requested the Board not rule on this petition today and take the time to visit the site and character of the neighborhood prior to making a decision. He said Bretz RV is an oasis in the neighborhood. He asked why Bretz RV is being singled out as there are several businesses along I-90 that are out of zoning compliance and said this is a case of spot enforcement of the zoning regulations. The properties on the north side are Controlled Industrial uses. He agrees with the requirements for entryway zoning and said Bretz RV is an oasis surrounded by unkempt properties.

He continued with addressing the standards of review. He said they agree with the intent of the entryway zoning but not the strict application. Their special circumstance is their merchandise has to be displayed outside and it must be in view of the Interstate. He stated no one else in the area is compliant other than “Holiday Inn Express”, and special privileges are enjoyed by other businesses that are not landscaped at all. Bretz RV feels they are meeting the general intent of the Growth Policy by providing an attractive entrance while balancing the landscaping requirements and the need to display their merchandise. Bretz RV is an approved use in this zoning district. Mr. Farnsworth stated they are advocating for the ability to balance the regulations with the particular needs of their business. Bretz RV wishes to be treated fairly like the other businesses in Billings.

Vice Chairman Board member Reiersen asked about the requirement for landscape planters with trees near the doors. Mr. Farnsworth explained the difficulty of entering the property with trees encroaching by the doorway. They chose not to put in the trees as they do not have a flat facade. Board member Reiersen asked about the percentage of non-living material with installation of the grass. Mr. Farnsworth referred to the site plan. He said parking islands are problematic with large

wheel based rigs. Board member Reiersen summarized and said this request is for a slight variance on the nonliving materials; a sizeable difference on the number of trees and shrubs; no planters; and removal of the islands. Mr. Farnsworth concurred with this summary.

Board member Poppler commented he drives by Bretz RV once a week and he complemented them on the facility.

Mr. Sauder, 3011 Old Hardin Road, asked what can be done to address the temporary access road. He said trees were removed along the fence line. His issues are related to the dust from the road and blowing construction debris along his fence line. He said Bretz RV has not kept the road watered and his boat is covered with ¼" of dirt created from the trucks. He stressed the road was designed for a fire access. He suggested improving the buffer yard, planting replacement trees, and paving the road would mitigate these negative effects. Mr. Farnsworth offered to detail his camper, truck, and boat. Mr. Sauder commented on the zoning requirement of a 10-foot buffer between the road and the fence line. Nicole Cromwell said she was part of the planning discussions for the development of the site plan and since there were no plans for development of the adjacent parcel, this requirement was left off as there was no reason for a buffer yard at that time. Staff was not privy to the fact the trees would be removed and it would be used as a construction access and merchandise access road. She read aloud the requirements for a buffer yard as stated in Section 27-10-06(e).

Vice Chairman Bailey noted Mr. Farnsworth's request to delay action on this request. Nicole Cromwell stated the Bylaws allow for a period of 10 days between the closing of the public hearing and when the decision is made. Typically the decision is made at the time of the hearing. It was the consensus of the Board to move forward with a decision. Nicole Cromwell stated it is possible for this Board to grant less of a variance requested. She noted Board member's summary to allow 50% nonliving materials; a variance from than the total number of trees required; removal of one of the two parking islands in area 1D; and not require the facade relief, being the combination of the garage bay and 3 trees and landscape planters near the doors. Wyeth Friday clarified the facade requirements. Nicole Cromwell reiterated the Board may grant the variance as requested based on the public hearings and Board findings; grant not as requested some other lesser variance based on Board findings; or agree with the staff recommendation and adopt the staff's finding and deny the variance.

Board member Bailey stated he wished to go on record with his position in support of the staff recommendation for denial of the variance.

Vice Chairman Bailey closed the public hearing at 6:17 pm. The phone connection with Board member Terpstra will not be reestablished as she missed the testimony and Board member Poppler is participating.

Discussion

Board member Reiersen stated he can understand some of the variations from the variance, such as the planters and islands. He agrees with the aspect of the parking island being a nuisance but he does not want to reduce requirement for the number of trees and shrubbery.

Board member Poppler stated he is familiar with this corridor as he drives it weekly. He feels Bretz RV far exceeds any other business up and down the street, and is a “wow” as you drive westward through the corridor. He understands the intent of Entryway Zoning to make an attractive entrance to the city. The lawn on the berm is impressive with 60 trees 60 shrubs. The requirement is 267 shrubs and 131 streets, however the properties across the street with Controlled Industrial zoning should be considered. Nicole Cromwell said 1 tree is required for every 10 parking spaces and this calculation was used for the truck stop, with the truck stop spaces counted as “1”. Board member Poppler said he does not want to deny this request as it seems an undue burden. The snow removal will be challenging. He said he feels it is unfair to subject Bretz RV to a standard that is basically four times as demanding as other properties in the interstate corridor. He is inclined to vote in favor of the variance request with a condition the buffer yard along Mr. Sauder's property is addressed. He does not feel this proposal negatively affects Billings but is a way to wrap up the construction and have the business move forward. He feels the number of trees along the front is appropriate considering the need to display the merchandise and this is not a reasonable expectation. The matter of unbroken facade on the building doesn't apply to this building. He asked if they will be asked to redesign their building.

For clarification purposes, Vice Chairman Bailey said Bretz RV came before this Board prior to construction for an appeal of administrative decision regarding what constitutes exposed seam siding. Vice Chairman Bailey said at that time he delineated from the “black and white” and the staff’s hard work and voted in favor of the variance request. He said in this instance, there was an excellent presentation and the business is outstanding with the exposed seams. He noted “Holiday Inn Express” is in compliance and the other gateway businesses in the area that are out of compliance. He said as a Board member he is not going to delineate from the “black and white” and the policy this time. He whole heartily supports the staff and their hard work despite it looking unfair to the business. He finds it hard to find a compromise away from it. Mr. Farnsworth reminded Vice Chairman Bailey of the option of finding a middle ground with the variance.

Motion

Board member Poppler moved and Board member Reiersen seconded the motion to grant the variance with a condition to address the buffer yard for the emergency entrance.

Discussion

Vice Chairman Bailey called for discussion on the motion. Board member Poppler said it is his opinion the intent of entryway zoning is to present a beautiful appearance to enter into Billings and Bretz RV has achieved this. He doesn’t feel it is fair that this property the previous owners did not ask to be zoned with entryway zoning and it was imposed on them. In recent months there have been similar properties annexed into the city of Billings near the interchange that Entryway zoning was not considered and was zoned Highway Commercial, i.e. the Zeiler property which is 200 feet of the interchange. He feels the entryway zoning was imposed to prevent poor looking properties locating at the entry way of Billings. He said there is no way Bretz RV can be found unattractive.

Board member Reierson noted his previous summary of the request. He said the planters and landscaping islands not practical. He said Pierce’s island is not an issue where Bretz RV’s layout makes the island an inconvenience to their customers. Mr. Farnsworth concurred with this comment. Wyeth Friday cautioned Mr. Farnsworth as generally the applicant is not allowed dialogue in Board discussion at this point.

Vice Chairman Bailey called for a vote on the motion.

Board member	Yes	No	Recused	Absent
Blaine Poppler	x			
Carlotta Hecker (Chairman)			x	x
Delores Terpstra Miner				x
Robert Bailey (Vice Chairman)		x		
Bruce Reierson	x			

The vote is 2-1. Variance #281 is denied as due the number of Board members in attendance and participating in the hearing, a unanimous vote from the Board members is required to pass a variance. is denied. Zoning Coordinator Nicole Cromwell explained that a majority vote is needed, and the Vice Chairman’s vote against the motion resulted in the failure to pass. Under the Roberts Rules of Order, those on the prevailing side, (Vice Chairman Bailey), could allow a vote of reconsideration. The prevailing side may request this vote of reconsideration. Vice Chairman Bailey stated, “No”, he will not make this request. **Variance #281 is denied.**

Motion

Board member Reierson made a motion and it was seconded by Vice Chairman Reierson to compose a letter from the Yellowstone County Board of Adjustment to the Board of County Commissioners forwarding a code enforcement complaint that the properties developed under the current entryway zoning standards in this area be inspected by the County Code Enforcement officer to ensure the current entryway zoning standards are met. Property owners out of compliance will receive an enforcement letter.

Board member	Yes	No	Recused	Absent
Blaine Poppler		x		
Carlotta Hecker (Chairman)			x	x
Delores Terpstra Miner				x
Robert Bailey (Vice Chairman)	x			
Bruce Reierson	x			

The motion carried, 2-1.

Discussion

Board member Reierson explained he forwarded this motion as he feels this Board is put in a “funny” position and it could happen again with an entirely different decision. Vice Chairman Bailey commented it is the same type of position the Board was in with Bretz RV’s previous variance request. He noted a comment he made at the time in relation to the need for the procedures should be considered to bring them up to par in comparison with the issues the Board is dealing with today. Board member Reierson agreed.

Other Business

Due to a lack of agenda items, the County Board of Adjustment will not meet in July 2016.

Adjournment:

Board member Reierson made a motion and Board member Poppler seconded the motion to adjourn.

Board member	Yes	No	Recused	Absent
Blaine Poppler	x			
Carlotta Hecker (Chairman)			x	x
Delores Terpstra Miner				x
Robert Bailey (Vice Chairman)	x			
Bruce Reierson	x			

The motion carried, 3-0.

The meeting was adjourned at 6:37 p.m.

ATTEST: DRAFT TO BE APPROVED BY A MOTION AT THE NEXT SCHEDULED MEETING.