

Meeting Minutes:

1. Call to Order and Roll Call

Board Chair John Jungman called the meeting to order at 5:00 PM. Present: John Jungman, Dennis Carter, Brian Anderson, and Nathan Hansen. Absent: David Lyons. Also present: City Administrator Annette Ekhoft and City Clerk Travis Cooke.

2. Approval of Agenda

Motion by Hansen to approve the agenda. Seconded by Anderson. Motion carried 4-0.

3. Approval of Minutes

a. MARCH 12, 2026 BOA MINUTES

Motion by Hansen to approve the March 12, 2026 Minutes. Seconded by Carter. Motion carried 4-0.

4. Public Hearing

a. VARIANCE REQUEST FROM IAN AND CORA HOFFMAN - 217 2ND AVENUE

Motion by Carter to open the public hearing at 5:03 PM. Seconded by Anderson. Motion carried 4-0.

Ian Hoffman summarized his application to construct a 4-foot extension of decking into the front setback of his property to the BOA. Administration reported that the hearing was published in the newspaper and that letters were sent to property owners within 250 feet. No public comments written or oral.

Motion by Anderson to close the public hearing at 5:08 PM. Seconded by Hansen. Motion carried 4-0.

5. Discussion and Consideration

a. VARIANCE REQUEST FROM IAN AND CORA HOFFMAN - 217 2ND AVENUE

Carter stated that there is plenty of room for the requested 4-foot extension of deck boards into the front setback. He also stated that there are several properties that are non-conforming to the original portion of the city. As a neighbor, he has no issue with the application. Hansen stated that there are differences between exceptions and variances that the code of ordinances does not address and asked if the lot size is the hardship. Anderson stated that if there is not a hardship then a variance should not be granted, but the BOA has granted them in the past. Jungman stated that per the city attorney, the BOA can set aside the hardship question and overturn the decision of the building inspector. The BOA came to the consensus that most of the original portion of the city is irregular. Anderson stated that future applicants should have to prove a hardship before applying for a variance. Carter stated there would be at least 20 feet of available space should the city decide to put in sidewalks in the future and finds the request reasonable.

Motion by Jungman to approve the request from Ian and Cora Hoffman to construct decking 4 feet into the front setback of their property at 217 2nd Ave. Seconded by Carter. Roll call vote: Anderson - aye, Jungman - aye, Carter - aye, and Hansen - aye. Motion carried 4-0.

6. Adjournment

Motion by Hansen to adjourn the meeting at 5:28 PM. Seconded by Anderson. Motion carried 4-0.