

**Stevensville Board of Adjustment Meeting Minutes for
THURSDAY, SEPTEMBER 14, 2023, 5:00 PM 206 Buck Street, Town Hall**

1. Call to Order and Roll Call

Mayor Gibson called the meeting to order, Board of Adjustment Members, Barker, Brown, and Michalson were all present. Lowell has an excused absence.

2. Discussion on the Following Items

a. Public Hearing

Discussion/Decision: Petition for Variance at 218 W 3rd St. Adjusting the Minimum Lot Area and Minimum Dwelling Size

Mayor Gibson: introduced public hearing agenda item, Petition for Variance at 218 W 3rd St. Adjusting the Minimum Lot Area and Minimum Dwelling Size.

Jenelle Berthoud, Town Clerk: read letter from Public Works Director Steve Kruse. (letter included in the minutes of this meeting.)

Jim Cloud: owner of 218 W 3rd Street. Mr. Cloud explained why he is asking for the variance at his property and the variance for the size of dwelling unit. Met a family that moved to the area thinking that they would be able to move onto a piece of family land and now that has follow through. I have this property on West 3rd so I started to look at what I could do to help this family out. I found out that this property was two pieces of ground and now it is one. I would like to run the property line north and south to provide more room to each of them, or we could go east and west. The other homeowner is here tonight, and he is for this project. We would go either way, the second issue is the square footage, young families are having difficulties. This structure would be on a slab but would be under the 1000 square foot minimum. We are asking for 640 square foot for this home. We are trying to get these people into a home and help them out.

Mayor Gibson: I believe that we sent out letters to everyone.

Jenelle Berthoud: yes, within a 500-foot radius.

Brad Pollman, Turnkey Construction. I own a lot just down the street from this address. I have built 4 or 5 homes on this street. Is the current home on the lot line?

Jim Cloud: no, this house is there and at some time the lots were put into one.

Brad Pollman: that is pretty common. A lot of the town sights in Stevensville were 42 feet wide. Mr. Pollman gave comment to lot sizes in town. Find the old markers and then work on getting them as close to the original size.

Mayor Gibson: this is not a subdivision request.

Brad Pollman: Jim is right, there is no affordable housing. I am a little concerned about putting anything over the sewer line, I was concerned about vacating the alley.

Councilmember Brown: Brad or Jim can answer it. I think that the confusion is where is the original lot line. The lot line is not really erased. It is just one tax bill. Where the house is sitting on the lot is the question. You get one tax bill, but the lot lines are still there.

Mayor Gibson: you may want to meet with the public works supervisor about placing a home over a sewer line.

Jim Cloud: I would think that we would never be able to build on a sewer line. With it being 11,000 square feet and the house being approximately 1,000 I think that there is enough room for a 640 square foot structure with your flexibility.

Councilmember Barker: with that being said we are also here asking for a little more leeway, has this gone in front of the planning and zoning board?

Mayor Gibson: first off, they do not have a chair secondly even if it did it still has to come here.

Jenelle Berthoud: following other similar requests those did not go to the P&Z Board they came to this board. So, we were following that.

Councilmember Barker: when I was on council there was a variance on Mission Street.

Councilmember Michalson: I think that we need to do some more research on this. I think that we need to take this to the Planning & Zoning Board get their input and then bring back to the council.

Jim Cloud: I will do whatever you need me to do, I just want to get this family into a home.

Councilmember Barker: I think that this is the best way to do this, and you have a direct. Where your lines are.

Mayor Gibson: I think that is a good idea.

Councilmember Barker: make a motion to refer the variance to our Planning & Zoning Board

Councilmember Michalson: 2nd.

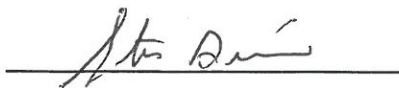
Councilmember Barker: aye.

Councilmember Brown: aye.

Councilmember Michalson: aye.

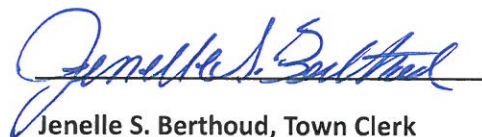
3. Adjournment

APPROVE:



Steve Gibson, Mayor

ATTEST:



Jenelle S. Berthoud, Town Clerk

Jenelle Berthoud

From: Steve Kruse
Sent: Thursday, September 14, 2023 9:17 AM
To: Jenelle Berthoud
Cc: Steve Gibson
Subject: 218 W 3rd Variance

Follow Up Flag: Follow up
Flag Status: Flagged

In regards to the variance request for 218 W 3rd, please ensure that the Board of Adjustments is aware that the sewer main for that area runs under the eastern side of the property. If the variance is granted, the size of the divided lot may not be large enough to avoid building a structure over the main or allow for the proper lateral angle if a sewer connection is proposed in the future, SK