

**WAHPETON BOARD OF ADJUSTMENT
REGULAR SESSION
WEDNESDAY, SEPTEMBER 9, 2020
5:00 P. M. WAHPETON CITY HALL & ZOOM**

The Wahpeton Board of Adjustment met in regular session on Wednesday, September 9, 2020 at 5:00 p.m. partially in the council chambers at Wahpeton City Hall and remotely by Zoom due to COVID-19 and the limitation to gather in no more than groups of 10. Present were: Dick Gauck, Larry Den Herder, Doug Westerman, by Zoom -Bob Koerselman & Jerry Edwards. City Attorney Don Hemphill, Zoning Administrator Jess Radcliffe and City Administrator Bonnie Tielbur were also present.

Gauck called the meeting to order.

Den Herder moved and Westerman seconded to approve the minutes of August 18, 2020 with one correction in spelling. All ayes – motion carried.

The board reconvened from tabling their decision to consider a Conditional Use Permit application for Ingham Okoboji Lutheran Camp. Architect Jack Paton proposed a new design for the guest house shrinking the originally proposed beach house down from 7,144 sq.ft. to 5,994 sq.ft. The new structure would house 38 residents rather than 52, and have 8 bedrooms rather than 12. They also presented plans for crosswalks in 2 locations with new concrete walkways to be constructed by the Camp onsite to guide pedestrians and to help with pedestrians crossing the road, 8 parking spaces next to the building, and a loop driveway in the revised beach house plans. There were still concerns about what the building would be used for such as large gatherings causing parking issues. Overflow parking areas on other camp property were identified. Edwards questioned if there would ever be a time that the camp would rent rooms to someone for a non-religious reason. Rod Quanbeck stated, not unless it fits into their 501C status, they will only use it for the mission of the camp. But he also stated there would be times when they see an opportunity to offer their mission which is to know Jesus Christ and to make Christ known to all.

Lighting, boat parking, dock issues, what kind of impact it would have on property values were also discussed. A majority of the members of the board indicated that the proposed development would create more positives than negatives. After a lengthy discussion, Koerselman moved and Edwards seconded, per Chapter 165.18 of the Wahpeton Zoning Code, that the board approve the Conditional Use permit with the following conditions: the applicant will grant permanent access to the property to the north of the proposed structure and it will also work with the city to designate and properly mark crosswalks for the pedestrian traffic. Roll call vote: Den Herder – aye, Koerselman – aye, Edwards – aye, Westerman – aye, Gauck – aye. All ayes – motion carried.

With no further business, Den Herder moved and Westerman seconded to adjourn the meeting at 7:06 p.m. All ayes – motion carried.

ATTEST:

Dick Gauck, Chairman

Bonnie Tielbur, City Clerk/Administrator

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