The Baxter Board of Adjustments met on Wednesday, December 27, 2023 at 6:30 p.m. in the Council Chambers of City Hall. Members present were Scott Horn, Chad Maxwell, Nick Carter, and Adam Richardson. Dan Kunkel, developer, was in attendance. Resident, Vicki Kelsey, was also in attendance, along with Mayor Bryan DeJong and BEDCO member, Stephen Van Beek, remotely.

Maxwell called the meeting to order at 6:30 p.m. The Board held a conceptual review of the variance request proposed by the developer for Kunkel Addition; subdivision plans for redeveloping the trailer park property located along S. West Avenue.

Maxwell requested Kunkel explain the variances needed within the plat. The variance request is for the purpose of allowing 20 ft. front yard setbacks along W. Watson Ave. and W. Rippey Ave. Baxter Zoning Ordinance No. 586 regarding Front Yard Regulations, Section 800 R-2 805.20 states there shall be a front yard depth of no less than thirty-five (35) feet. Baxter ordinance requires corner lots to have double frontage; front yard requirements shall be provided on all streets. The minor subdivision would constitute two (2) residential corner lots with twenty (20) foot front yard setbacks along W. Watson Ave and W. Rippey Ave.

Maxwell questioned if there would be sidewalks with the development. Kunkel explained there would be five-foot sidewalks in compliance with Baxter code. Maxwell mentioned the importance of line-of-sight for the properties. Richardson asked if there would be separate driveways for each unit and questioned whether there has been thought of modifying the plans to only have one unit on the end lots to avoid requesting a variance. Kunkel stated the overall goal is to obtain more housing and this was the best option. Separate driveways would be available for each unit.

Kunkel stated he has received much interest in the townhomes already.

Stephen Van Beek thanked the board for meeting and moving this initiative along for Baxter Economic Development Corporation.

Resident, Vicki Kelsey, expressed eager interest in moving forward due to limited senior living options in Baxter.

The overall consensus of the board: No members identified issues with the variance request. Board stated as long as there is no obstruction of views on the corner lots, the board does not predict a denial of the request. Board members stated pleasure in seeing more housing developed within city limits.

Due to the meeting’s conceptual purpose, no action was taken. A meeting will be held at a later date once the subdivision is completed, to hold a formal vote on the variance.

Meeting adjourned at 6:55 p.m.

Katie Wilson

City Clerk