

**Board of Adjustments Meeting
City of Conrad
April 29, 2010**

The meeting was called to order at 6:34 pm. Board of Adjustment members in attendance were: Peg Brown, Gary Heggen, Sherry Hughes, Ken Poe, Alan Schiebel, and Linda Stone. Absent: Heath Rhinehart. Also in attendance was Ryan Callaway and Jeremy Ferneau.

Minutes from 09-24-09 were approved as presented. Brown then opened the public hearing on a variance requests filed by Ryan Callaway 401 N. Washington, and Jeremy Ferneau owner of Hanzelka Truck Service, 114 H Avenue. No outside comments or objections were heard.

After discussion regarding the Callaway request, members determined that the request did not encroach on any other property, and neighboring residents were not opposed to the variance. Stone moved, Poe seconded, to approve a rear yard setback variance from 20' to 17'8", a side yard variance from 10' to 7'6", and a corner variance from 15' to 7'6". Unanimously approved.

Upon discussion regarding the Hanzelka Truck Service request, members encouraged Mr. Ferneau to stay back from his side property line by 2-4 foot for maintenance purposes. They also discussed practical land uses for the vacant lot abutting the property and noted that Packaging Corporation had signed the variance agreement. Schiebel moved, and Poe seconded, to approve a side yard variance from the required 20' to 0'. Unanimously approved.

With no further business evident, meeting was adjourned.

Respectfully Submitted by Denise L. Hoy, BOA Secretary