

## NORWALK BOARD OF ADJUSTMENT MEETING 12-21-09

The Board of Adjustment meeting was held December 21, 2009 at Norwalk City Hall, 705 North Avenue, Norwalk, Iowa. Chairperson Joe Smith called the meeting to order at 6:00 pm. Members present at roll call were: Joe Smith, Christin Grant and Chad Stevens. Absent: Steven Davidson and Jan Sparks.

City Staff present were Mike Johnson, Associate City Planner, Chris Nosbisch, Development Services Director and Shelley Heisdorffer, Community Development Clerk.

Council Liaison Frank Curtis was also present.

**09-09** – Motion by Sparks and seconded by Grant to approve the agenda as presented. Approved 3-0.

**09-10** – Motion by Grant and seconded by Stevens to approve the minutes from the June 3, 2009 meeting. Approved 3-0.

The guests were welcomed and the business portion of the meeting was opened.

Steven Davidson arrived at 6:04 p.m.

The first item on the agenda was a request for special use permit for proposed accessory structure at 4673 Lakewood Drive, regarding construction either partially or wholly in a flood plain. Kent Risbeck is the owner of the property and the applicant of the special use permit. Mr. Risbeck was present at the meeting and Chairperson Smith asked him to present his request.

Kent Risbeck, 4673 Lakewood Drive, proposed an accessory structure in the form of a boathouse which would serve as a garage for his boat. The property is considered development in a Flood Hazard Overlay Zoning District. Mr. Risbeck is requesting a special use permit for a use either partially or wholly within a floodway zoning district, which meets the provisions of the Flood Hazard Overlay Zoning District. Mr. Risbeck has been in contact with the Lakewood Village Association and the DNR to make sure he was in compliance with all agencies involved. The LVA and the DNR have both approved his plans. Mr. Risbeck is planning to put a freezer panel down in the winter to block off the freezing water from his boat. Mr. Risbeck noted that his structure will not obstruct any views of his neighbors. Mr. Risbeck projects the time to complete this project is four weeks.

Chairperson Smith closed the meeting for discussion at 6:18 p.m.

**09-11** – Motion by Stevens and seconded by Davidson to approve BOA Docket #09-02 – Request for special use permit for proposed accessory structure at 4673 Lakewood Drive, regarding construction either partially or wholly in a flood plain with the stipulation that the Board will review this item again in twelve months. Approved 4-0.

**09-12** – Motion by Davidson and seconded by Stevens to adjourn the meeting at 6:25 P.M. Approved 4-0.

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Joe Smith, Chairperson

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Mike Johnson, Associate City Planner