

REGULAR BOARD OF ADJUSTMENT MEETING 08-28-2018

Call to order

The Regular Meeting of the Norwalk Board of Adjustment was held Tuesday, August 28, 2018 at Norwalk City Hall, 705 North Avenue, Norwalk, Iowa. Chairperson Christin Grant called the meeting to order at 6:00 pm. Members present at roll call were: Dennis Cassady, Rachel Parker and Brent Hinders. Absent: Chad Stevens.

City Staff present were Elliot Klimowski, City Planner and Hillarie Ramthun, Community Development Coordinator.

Approval of Agenda – 18-06

Motion by Hinders and seconded by Cassady to approve the agenda. Approved 4-0.

Approval of Minutes – 18-07

Motion by Parker and seconded by Hinders to approve the Minutes from the August 14, 2018 meeting. Approved 4-0.

Welcome of Guests

Chairperson Grant welcomed the 4 guests present, with no guests wishing to speak; the business portion of the meeting was opened.

Public Hearing on a variance request from Abigail Brenizer for the creation of a gravel parking surface 810 Main Street– 18-08

Public Hearing opened at 6:02 p.m.

Staff received a zoning variance application on August 9th, 2018 regarding the property 810 Main Street. The variance request is to allow for the creation of a gravel parking surface in the rear of the commercial structure. All adjoining landowners were notified of the request. At least two comments have been submitted to the City from neighbors, one for the variance, one against.

Per Zoning Ordinance 17.40.030 Off-Street Parking Requirements, every parcel used as private or public shall be developed and maintained as durable and dustless paved surface with asphaltic or Portland cement concrete pavement in accordance with SUDAS.

Staff has reviewed the request and has found a few facts important:

-Off-street parking areas must be paved

-Staff may review and grant use of alternate materials on a case by case basis

For this case, the property owner has indicated a challenge of providing detention for the fully-paved impervious parking surface, the City considers gravel an impervious surface.

The applicant indicated concern about the cost of paving and detention provision requirements.

The applicant has acknowledged the possibility of paving a parking pad over the gravel in the future to bring the site in conformance with the Zoning Ordinance.

Parker inquired about the process of when P&Z reviews the variance request.

Hinders inquired about the detention and drainage on the site to understand some of the concern. Klimowski explained the debris that would occur with gravel as compared paved.

Abby Brenizer, owner of 810 Main spoke permeable pavers, cleaning up the property and off street parking for business owners as well as customers.

Hinders asked about unnecessary hardship if prohibited to use gravel.

Grant opened the discussion up to the public for comment.

Horace Alexander, 824 Main Street spoke against gravel. Chad Smith, 9307 Happy Hollow Drive spoke as a business owner regarding parking and after hours parking for public. Al Stults, 818 North Avenue, spoke as a citizen for the approval of the request. Cassady inquired about surface types and setbacks. Klimowski responded.

Public Hearing closed at 6:37 p.m.

Board members discussed the matter.

Grant entertained a motion, Hinders motioned to deny the variance request for the creation of a gravel parking surface seconded by Parker.

Vote on a variance request from Abigail Brenizer for the creation of a gravel parking surface at 810 Main Street—18-09

Approved 4-0

Adjournment – 18-10

Motion by Hinders and seconded by Cassady to adjourn meeting at 6:43 p.m. Approved 4-0.

Christin Grant, Chairperson

Luke Parris, Community Development
Director