

REGULAR BOARD OF ADJUSTMENT MEETING 07-16-2019

Call to order

The Regular Meeting of the Norwalk Board of Adjustment was held Tuesday, July 16, 2019 at Norwalk City Hall, 705 North Avenue, Norwalk, Iowa. Chairperson Brent Hinders called the meeting to order at 6:00 pm. Members present at roll call were: Chad Stevens, Dennis Cassady, and Rachel Parker. Absent: Brandon Foldes

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

Approval of Agenda – 19-19

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

Approval of Minutes – 19-20

Motion by Parker and seconded by Cassady to approve the June 25, 2019 minutes. Approved 4-0

Welcome of Guests

Chairperson Hinders welcomed the 3 guests present. With no one wishing to speak the business portion of the meeting was opened.

Motion to take from the Table the zoning variance request from Bryson Spangler for the expansion of the church building and parking area at 607 Mafred Drive—19-21

Cassady motioned to take item from the table and Parker seconded. Approved 4-0

Public hearing on a zoning variance request from Bryson Spangler for the expansion of the church building and parking area at 607 Mafred Drive —19-22

Public Hearing opened at 6:03 p.m.

City staff had a meeting with applicant, there has since been a second submittal showing more detail of proposed project. The applicant was able to provide an updated site plan and City staff has determined the site and setbacks that currently exists would allow for the addition without additional zoning variance requests, the applicant would need to angle the addition slightly to fit within setbacks. A variance request is necessary because the structure is a non-conforming structure and an addition is being requested. According to Ordinance 17.04.150 regarding Non-conforming Structures and Site plans, it states that no such building may be enlarged or altered in a way which would increase non-conformity and also buildings cannot be improved or altered without bringing the existing building into conformance. Further research by Staff determined when the structure was built, there was no front set back and now at present time it cuts deeply in the lot. Staff recommends approval of the request on the basis of exhibition of sufficient indication of hardship due to the increasingly strict requirements of the C-2 and R-2 zoning districts since the building was originally constructed.

Public Hearing closed at 6:27 p.m.

The members discussed the request among the Board.

Hinders entertained a motion, Parker motioned to approve the allowance for the construction of a building addition to the non-conforming structure at 607 Mafred Drive of greater than 100% of the buildings current footprint within the current buildings setback regulations, and Cassady seconded. Approved 4-0

Public hearing on a sign variance request from DCI Group, Inc. for the installation of an 18' high monument sign at 1225 Colonial Parkway—19-23

Public Hearing opened at 6:28 p.m.

The City received a zoning variance request to allow for an 18 foot tall monument sign at the new City State Bank building, located at 1225 Colonial Parkway. For C-2 Zoning, the maximum height for a monument sign, according to Ordinance 17.70.060, is 7 foot. The sign height may increase one foot in height for each additional one foot of Setback to a maximum of fifteen feet. Staff recommendation is for approval of the request on the basis of exhibition of sufficient indication of hardship related to the elevation of the site and the minimal projected impact on adjacent properties and rights-of-way.

Public Hearing closed 6:38 p.m.

Board members discussed.

Hinders entertained a motion, Parker motioned to approve the request from DCI Group for the installation of an 18 foot tall monument sign, Cassady seconded. Approved 3-0 (Stevens abstained from the vote)

Adjournment – 19-24

Motion by Stevens and seconded by Cassady to adjourn meeting at 6:39 p.m. Approved 4-0

Brent Hinders, Chairperson

Elliot Klimowski, City Planner