

REGULAR BOARD OF ADJUSTMENT MEETING 12-17-2019

Call to order

The Regular Meeting of the Norwalk Board of Adjustment was held Tuesday, December 17, 2019, at Norwalk City Hall, 705 North Avenue, Norwalk, Iowa. Vice Chairperson Rachel Parker called the meeting to order at 6:00 pm. Members present at roll call were: Chad Stevens, Dennis Cassady, and Brandon Foldes. Absent: Brent Hinders

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

Approval of Agenda – 19-32

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

Approval of Minutes – 19-33

Motion by Stevens and seconded by Foldes to approve the October 1, 2019 minutes. Approved 4-0

Welcome of Guests

Vice Chairperson Parker welcomed the 10 guest present. With no one wishing to speak, the business portion of the meeting was opened.

Public hearing and vote on a variance request from Fareway Stores, Inc. for the allowance of increased building signage on property located at 1711 Sunset Drive—19-34

Staff received a zoning variance application in November 2019 from Vice President of Engineering at Fareway Stores, Matt Sherwood on behalf of the Senior Vice President, Garrett Piklapp. Fareway is requesting the allowance of the installation of storefront signage that would exceed the square footage allowed per the City's code/standards. Staff would recommend denial on the basis of insufficient evidence of an unnecessary hardship. Public notice was sent out to surrounding landowners as well as published in the Des Moines Register on Monday December 2nd.

Applicant is requesting that the item be tabled because they couldn't attend the meeting.

Public Hearing opened at 6:16 p.m.

No public comment.

Public hearing closed at 6:17 p.m.

Discussion amongst the Board to table the item, Foldes made a motion to table the item and Stevens seconded. Tabled 4-0

Public hearing and vote on a variance request from Carlye Satterwhite to allow for the construction of an accessory structure in the front yard of property located at 9089 42nd Lane —19-35

Request by the applicant, Carlye Satterwhite, to allow for the construction of a 1920 square footage accessory building at the front/side yard of her property located at 9089 42nd Lane. At present, the Zoning Ordinance does not allow for an accessory structure to be built in a front yard. Since the property is located on a corner lot it is double fronted (two front yards) therefore, the southern part of the property would be considered the rear yard. Carlye Satterwhite, 9089 42nd Lane spoke and Mike Bell, RDG Planning and Design 701 53rd Street in Des Moines spoke on behalf of the applicant.

Public notice was sent and published in the Des Moines Register the first week of December 2019.

Emails and phone calls were received at the City regarding the project resulting in 6 individuals in support of and 2 individuals opposing.

Public hearing opened at 6:54 p.m.

Surrounding neighbors spoke; Eric Thompson and Wendi Thompson, 8688 Albany Trail, Kygan Hill, 8988 42nd Lane spoke to the concern of size and use. Dan Wright, 8592 Arthur Trail, Tom Clyne, 8986 42nd Lane, Dave Rewerts, 8589 Arthur Trail all spoke in favor of the project.

Public hearing closed at 7:10 p.m.

The Board discussed and asked questions of the applicant. Foldes made a motion to table the item with a request to the applicant to provide site infrastructure information and locations, elevations of accessory structure and different accessory size options, as well as a better understanding of stormwater runoff. Stevens seconded. Tabled 4-0

Next meeting date

February 18, 2020

Adjournment – 19-36

Motion by Cassidy and seconded by Stevens to adjourn meeting at 8:05 p.m. Approved 4-0