

REGULAR BOARD OF ADJUSTMENT MEETING 04-21-2020

Call to order

The regular meeting of the Norwalk Board of Adjustment was held electronically due to COVID-19 (Coronavirus) State of Emergency WHEREAS, Iowa Code Section 372.14(2) and the Norwalk City Code Chapter 15.02(2) grant the Mayor powers in emergency circumstances when public danger exists to take extraordinary steps to protect the public health and safety; therefore, all in attendance met via google hangout, Tuesday, April 21, 2020. Chairperson Brent Hinders called the meeting to order at 6:00 pm. Members present at roll call were: Chad Stevens, Dennis Cassady, Rachel Parker and Brandon Foldes. Absent: None

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

Approval of Agenda – 20-08

Motion by Cassady and seconded by Foldes to approve the agenda. Approved 5-0

Approval of Minutes – 20-09

Motion by Stevens and seconded by Parker to approve the February 18, 2020 minutes. Approved 5-0

Welcome of Guests

Chairperson Hinders welcomed the 7 guest present. With no one wishing to speak, the business portion of the meeting was opened.

Public hearing and vote on a special use permit request from Warren County for the construction of a 911 communication tower at 6767 Dubuque Trail—20-10

Public Hearing opened at 6:05 p.m.

On March 2, 2020, Staff received a special use permit application for a communications tower to be erected at 6767 Dubuque Trail. Per the Zoning Ordinance, cellular communication towers require a special use permit. All neighboring landowners were notified as well as the Des Moines Register on April 8, 2020. The site for the proposed tower is currently zoned A-R Agricultural Reserve and would be large enough to allow for the construction of the 250' tower with adequate fall zone if a weather event would cause such an issue. The site plan shows equipment shelters of 192 sq ft each. Doug McCasland, applicant from Warren County spoke and was available for questions.

Brian Sweeney, 6525 Dubuque Trail spoke in favor of the tower. Steve Cortum, 6784 Dubuque Trail was also in favor of the tower but was concerned about traffic during construction and after construction was completed. McCasland explained the construction phase and possible number of trucks and vehicles and also added that after completed, the site would only have a couple vehicles enter per month.

Public hearing closed at 6:24 p.m.

Discussion amongst the Board, Parker made a motion to approve the special use permit for the construction of a 911 Communications Tower at 6767 Dubuque Trail, Cassady Seconded the item. Approved 5-0

Public hearing and vote on a special use permit request from Signature Companies to allow for utility work in a flood overlay district along the south side of Lake Colchester.

—20-11

Public hearing opened at 6:28 p.m.

A special use permit application was received by City Staff regarding utility work to be completed near the 500 block of Beardsley Street south of Lake Colchester. The applicant, Signature Companies, a prospective developer of neighboring properties, must submit a special use permit according to the Zoning Ordinance due to floodway overlay districts found in two areas where the utility work will cross. Notices were sent out to surrounding property owners along with notifying the Des Moines Register on April 8th. The applicant was not available for comment or questions. Jennifer and Shawn Baker, 531 Beardsley Street, had a question regarding fees and permits that could incur with connecting to City services. Parris and Klimowski were unsure of a definitive answer.

Public hearing closed at 6:40 p.m.

The Board discussed the item. Parker motioned to approve the special use permit request from Signature Companies, Foldes seconded. Approved 5-0

Next meeting date

June 16, 2020

Adjournment – 20-12

Motion by Cassady and seconded by Parker to adjourn meeting at 6:46 p.m. Approved 5-0

Brent Hinders, Chairperson

Elliot Klimowski, City Planner