

BOARD OF ADJUSTMENT AND APPEALS

Council Chambers

December 12, 2012 5:30 PM

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Present: Charles Block, Mike Pulis, Donna Amandus
Absent: Tim Wondra
Staff: Doug Krogmeier, Dawn Helling
Visitors: Nancy Noon, Rich Noon, Linda Tomfeld, Craig Tomfeld, Michael Carter, Richard Fehseke, Michael Huffman, Bob Huffman

The meeting was called to order at approximately 5:30 PM by Charles Block, Chairperson. A quorum was declared with three members present.

Minutes of the November 14 , 2012 meeting were approved on a motion by Pulis; seconded by Amandus . Approval was unanimous.

NON-AGENDA ITEMS : None

Case File #12-21: Board review/consideration of a Special Use Permit for a Bed and Breakfast at 2701 Avenue K for Michael and Nancy Carter

Block opened the public hearing at 5:31pm.

Krogmeier reviewed staff report.

Michael Carter, owner, shared he is comfortable it will bring people to Fort Madison, especially this summer.

Amandus asked if they are living on the bottom floor. Carter stated they have been the past two months

Block closed the public hearing at 5:33pm.

Board concurred with Planning and Zoning Committee's Finding of Fact.

Block made a motion seconded by Pulis to approve a Special Use Permit for a Bed and Breakfast at 2701 Avenue K for Michael and Nancy Carter.

Vote: 3-yes, 0-no. Motion passed.

Case File #12-22: Board review/consideration of a Variance for a Side Yard Setback at 3624 Avenue L for Craig and Linda Tomfeld

Block opened the public hearing at 5:35pm.

Krogmeier reviewed staff report.

Amandus asked if they were going to be using it for storage. Craig and Linda Tomfeld shared they will be using it for their old cars.

Block closed the public hearing at 5:36pm.

Board reviewed finding of fact.

Amandus made a motion seconded by Pulis to approve a Variance for a Side Yard Setback at 3624 Avenue L for Craig and Linda Tomfeld

Vote: 3-yes, 0-no. Motion passed.

Case File #12-24: Board review/consideration of a Variance to Reduce Off-Site Parking at 6001 Avenue O for MRR Investments, Inc. (Huffman's Farm and Home)

Block opened the public hearing at 5:39pm.

Krogmeier reviewed staff report.

Richard Fehseke, representing Michael and Bob Huffman, shared Huffman's have been thinking about annexing into the city for quite a few years and decided to go ahead with it so they can tap into the city's sewer. They have wanted to expand the store to be able to have some bigger items inside and expand their selection. Since they acquired land to the north they were able to do so. They are still working on annexation so action taken on this variance will be contingent on annexation. The store originally had 36 parking stalls but will be expanding parking lot. In original narrative it said there will be 80 parking stalls but it should have said 76. The parking will be bigger and the isles between stalls will be wider because it is a farm store and many of the farmer's vehicles are bigger.

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Block asked if they were going to add parking on the east side. Fehseke said they are and that they have already done some paving in the front for added room.

Block asked if customers have ever parked on the highway. Fehseke replied they have not even on Black Friday with they were the busiest.

Block closed the public hearing at 5:45pm.

Board concurred with Planning and Zoning Committee's finding of fact.

Pulis made a motion seconded by Block to approve a Variance to Reduece Off-Site Parking at 6001 Avenue O for MRR Investments, Inc. (Huffman's Farm and Home)

Vote: 3-yes, 0-no. Motion passed.

Case File #12-25: Board review/consideration of a Variance for a Front Yard Setback at 30 Richards Drive for Richard and Nancy Noon

Block opened the public hearing at 5:48pm.

Krogmeier reviewed staff report.

Block asked if the garage is going to be bigger than the cement slab they already have there. Richard Noon answered that it will not.

Amandus felt the yard is plenty big for this.

Block closed the public hearing at 5:49pm.

Board concurred with Planning and Zoning Committee's finding of fact.

Block made a motion seconded by Amandus to approve a Variance for a Front Yard Setback at 30 Richards Drive for Richard and Nancy Noon

Vote: 3-yes, 0-no. Motion passed.

Old Business : None

Other/New Business : None

Moved by Amandus and seconded by Block to adjourn. Vote: 3-yes, 0 -no Meeting adjourned at 6:02 PM.

Charles Block, Chair, Board of Zoning Adjustment and Appeals