

BOARD OF ADJUSTMENT MINUTES

June 9, 2014

7:00 p.m.

A. Call to Order: 7:00pm

1. Members Present: Pete Lampe, Chair; Al Charlson; Karla Shea, Vice-Chair

Members Absent: Linda Brandt; Vern Gidley

City Officials: Ben Kohout, Zoning Specialist/Secretary; Tim Kangas, Council Liaison

2. Motion By: Shea

Seconded By: Charlson

Move that the agenda be approved as printed.

Yes: 3

No: 0

Absent: 2

B. Approval of Previous Minutes:

Motion By: Charlson

Seconded By: Shea

Move that the minutes of the April 14, 2014 Board of Adjustment meeting be approved.

Yes: 3

No: 0

Absent: 2

C. Communications:

Planning and Zoning Commission – June 5, 2014 Agenda

Planning and Zoning Commission – May 1, 2014 Minutes

D. Regular Business:

1. Case # 20140601, Construction of New Accessory building to exceed 2,000 square feet and exceed height of 18 feet on residential property.

a) The Applicant's Requested Zoning Variance:

Jim Tiedt, property owner at 1415 Horton Road, Waverly, is requesting a variance to the Code requirements governing size and height of accessory buildings on properties with a residence. The applicant is proposing a new accessory use building to be constructed at a size of 7,200 square feet and to a total peak height of 26 feet.

b) The Zoning Regulations State:

Per City Code, the requirements call for all accessory building or structures on a property with a single family dwelling over one acre in size, regardless of zoning district, to have the total area occupied by accessory buildings to not exceed 2,000 square feet and to not exceed a height of 18 feet. The property is zoned A-1, Agricultural. See Code of Ordinances Section 100.4.06, Accessory building and breezeway requirements.

c) Interested Property Owners:

Mr. Kohout confirmed for the Board no comments were received by the City on the request.

Chairperson Lampe confirmed of those in attendance, there were no persons wishing to speak on this request.

d) Discussion:

Mr. Kohout reviewed the provided zoning, floodplain and aerial maps for this request with the Board.

Mr. Jim Tiedt summarized for the Board his request is to accommodate the maintenance needs of his property, which is approximately 90 acres, which includes areas he farms. Mr. Tiedt stated he would await floodplain map changes prior to seeking a formal permit and is seeing if the Board may approve his requested variance prior to continuing with his plan formulation. Mr. Tiedt stated the majority of space requested in the variance is to accommodate farming equipment, such as tractors, hay-baling equipment and a couple of commercial trucks, in addition to other personal equipment he owns. Mr. Tiedt provided a detailed listing of the equipment, which totaled 3,823 square feet for the equipment measurements, 1,200 square feet for work area, and 1,440 square feet of drive through lanes and turn-around areas (12 foot wide aisles). The total size calculated and presented in a submitted sheet for the Board to review was 6,463 square feet.

Mr. Kohout confirmed for the Board the property is affected by the 100 year flood hazard area and the floodway area on the current FIRM maps. Mr. Kohout explained through conversations with the applicant, Mr. Tiedt is anticipating on the maps being amended by the end of 2014. Mr. Kohout stated the floodway area is anticipated to move to west of Mr. Tiedt's current building site and the property will remain in the 100 year flood hazard area.

After some discussion by the Board regarding how to address the floodplain of the proposed building site, it was determined to not review the floodway designation as City staff would review the permit at the time it is applied for to determine applicability and compliance. Mr. Tiedt confirmed he has been working with the Zoning office on the timing of the application and would wait to see the results of the map revisions prior to applying for a building permit. Mr. Tiedt confirmed for the Board he is aware of the one year time limit to apply for a building permit.

Mr. Charlson stated support for the request as the applicant is involved with maintaining farming ground.

Ms. Shea stated support for the request due to the nature of storing agricultural equipment used by the applicant and the acreage surrounding the applicant's residence.

e) Motion by the Board:

Motion By: Charlson

Seconded By: Shea

Move to allow for the combined square footage of the resulting accessory building on the property be varied from 2,000 square feet to 7,200 square feet and to allow the height of the accessory building being requested to be varied from the required 18 feet to 26 feet.

Yes: 3

No: 0

Absent: 2

E. Old Business: None

F. New Business:

1. Mr. Lampe stated his support of requests for larger buildings utilized in storage of agricultural applications coming to the Board to review on a case by case basis. Mr. Lampe further stated he finds no changes to the ordinance may be necessary in the future to accommodate agricultural applications.

G. Adjournment:

Motion By: Shea

Seconded By: Charlson

That the Board of Adjustment meeting be adjourned.

Yes: 3

No: 0

Absent: 2

Meeting adjourned at 7:28p.m.

Respectfully submitted, Ben Kohout, Secretary.