

These minutes are not approved until the next Board meeting.

Zoning Board of Adjustments Meeting
September 27, 2012
West Branch City Council Chambers, 110 North Poplar Street

Chairman Jim Huber opened the regular meeting of the Zoning Board of Adjustments at 7:00 p.m. by welcoming the audience, including Craig Walker, and the following City Staff: City Administrator Matt Muckler.

Board members Jim Huber (Chair), Wayne Frauenholtz, Wilburn Bass and Craig Cochran were present.

Three variances to setback requirements were requested by Barnhart's Custom Services located at 412 E. Main Street, West Branch, IA 52358. The setbacks were requested on the south 75 feet of lots 34 and 35 and the vacated alley and the northern 76 feet of lots 72 and 73 and vacated alley in Block 8 of Cameron (Original Town) A.K.A. West Branch. Owner Bruce Barnhart was present to answer questions concerning these requests. Variance #1 – Reduce side yard setback from 30 feet to 12 feet for a 61-foot long new addition to be constructed south of the existing building.

Variance #2 – Reduce side yard setback from 8 feet to 0 feet for the east 22 feet of the north side of the existing building adjacent to the Monserud Dental Office for the placement of a standby generator.

Variance #3 – Reduce side yard setback from 30 feet to 6 feet for construction of a 20-foot bay to be constructed on the east side of the existing building.

Chair Huber asked that the Board allow for two separate votes: the first for variances 1 and 2, and a second for variance 3. Board members discussed how they contacted neighbors and noted the absence of any opposition to the requested variances. As long as the building line for the new addition followed the existing building, there was no opposition to variance #1. Barnhart expressed his intent to someday purchase the Monserud property and that would make the second variance less of an issue. Board members commented that this request was adjacent to another business and the adjoining business owner was in agreement. The chair raised a concern with variance #3, as it was adjacent to a residential property. The chair also questioned whether the six-foot setback was appropriate. He asked whether an accommodation might be made on the west side of the building for this bay. Barnhart stated that his preference would be to construct the extension of the bay on the east side but that he understood the Chair's concerns. Frauenholtz and Bass spoke in favor of variance #3.

Approve variances 1 and 2./Move to action. Motion by Cochran and second by Bass to approve variances 1 and 2. Roll call vote – Ayes: Cochran, Bass, Frauenholtz and Huber. Nays: None. Absent: None. Motion carried.

Approve variance 3./Move to action. Motion by Frauenholtz and second by Bass to approve variance 3. Roll call vote – Ayes: Frauenholtz, Bass, Cochran and Huber. Nays: None. Absent: None. Motion carried.

Motion by Frauenholtz and second by Bass to adjourn. Motion carried on a voice vote. Meeting adjourned at 7:50 p.m.