

(These minutes are not approved until the next Commission meeting.)

City of West Branch Zoning Board of Adjustment Meeting

May 15, 2018

West Branch City Council Chambers, 110 North Poplar Street

Chairperson, Frank Frostestad opened the special meeting of the Zoning Board of Adjustment at 7:00 p.m. by welcoming the audience which included the following City Staff: Deputy City Clerk Leslie Brick and City Administrator Redmond Jones. Board members Frank Frostestad, Jennie Embree, Neil Korsmo and Wayne Frauenholtz were present.

Frostestad amended the agenda to allow John Fuller, chairperson of the Planning & Zoning Commission to present the revised housing chapter from the Comprehensive Plan to the Board.

Fuller presented the housing chapter to the Board and explained that the Planning & Zoning Commission and students from the University of Iowa have been working on revising the Comprehensive Plan for over a year. Fuller said the Board may be interested in this particular chapter since the next agenda item is trying to address a West Branch need; affordable housing. Fuller asked the Board to review the housing chapter and provide any feedback to him.

Approve variance of City Code Section 165.30.B(3) – for a re-zoning request at 116 N. 1st Street./Move to action.

Dave Poppen introduced himself, wife Kami and current property owner Mark Patton to the Board. Poppen said he is interested in purchasing the property at 116 N. 1st Street and turning it into a duplex with living space on both levels. Poppen and wife Kami own a rental business with properties in Iowa City, West Liberty and West Branch. Poppen said they recognize the need for affordable housing in West Branch and that their units always have a wait list and feel that this property is under-utilized.

Poppen continued and stated that the property is currently zoned CB-1 and only allows residential on the upper floor with commercial on the lower level. Poppen said his purchase agreement is contingent upon rezoning the property from CB-1 to RB-1. Poppen said he had met with the Planning and Zoning Commission on May 1, 2018 and they approved of the rezoning request contingent upon meeting the RB-1 twenty-five foot set-back requirement. After locating the lot pins on the property, it was determined that the vestibule was 19.5 feet from the property line, therefore not meeting the required set-back. Poppen stated that the vestibule provides value, looks nice and serves a purpose for covering stairs to the upper unit. Poppen provided pictures which demonstrated adequate parking in front of the building. Patton also addressed the Board and stated that the building had been on the market for two years and had not received any commercial interest and felt rezoning would make it a more desirable use. Patton also mentioned that the property was handicap accessible.

Embree asked if Poppen planned to alter the building in any way. Poppen said he didn't have any immediate plans to make any changes other than add a third bedroom to the upstairs unit and remodel the lower level into a three bedroom unit. Embree stated that she would approve the special exception variance as long as there was an understanding that the vestibule did not change in any way.

Frauenholtz made a motion to approve the special exception variance request. Embree asked to amend that motion to clarify that the approval be "to waive the RB-1 twenty five foot set-back requirement for the

vestibule only, as is". Embree further clarified that the existing building was still subject to the twenty-five foot set-back requirement for RB-1 zone and that no further changes would be allowed to the front of the existing structure nor any alterations to the vestibule. The Board voted on the amended motion made by Embree.

Motion by Embree to approve a special exception variance on the set-back requirements for the vestibule only for RB-1 zoning on the condition that the vestibule and front of the existing building remain as is, with no changes, second by Korsmo. AYES: Embree, Korsmo, Frostestad, Frauenholtz. NAYS: None. Motion carried.

Adjourn

Frostestad adjourned the meeting at 7:29 p.m. Motion carried on a voice vote.

Submitted by:
Leslie Brick
Deputy City Clerk