

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

City of West Branch Zoning Board of Adjustment Meeting

May 20, 2019

West Branch City Council Chambers, 110 North Poplar Street

Chairperson Jennie Embree opened the Zoning Board of Adjustment meeting at 5:34 p.m. by welcoming the audience which included the following City Staff: Deputy City Clerk Leslie Brick and Zoning Administrator Terry Goerd. (Mayor Laughlin and City Administrator Jones joined the meeting late.) Board members Wayne Frauenholtz and Neil Korsmo were present. Frank Frostestad was absent.

Approve the minutes from the January 31, 2019 Zoning Board of Adjustment meeting. /Move to action.

Motion by Korsmo, second by Frauenholtz to approve the minutes from the January 31, 2019 Zoning Board of Adjustment meeting. NAYS: None. Absent: Frostestad. Motion carried on a voice vote.

Approve a Special Exception of the City Code Section 165.26 (3B) – request a special exception of setback requirements in an A-1 District (request by Jerry Sexton). /Move to action.

Jerry Sexton, owner of Cedar's Edge Golf Course explained that he would like a special exception of the setback requirement from fifty feet to forty feet for the northeast corner of his property that is zoned A-1 for the purpose of constructing a cart shed. Sexton explained that as part of the golf course subdivision project, the original cart shed used by his members needed to be relocated to the northeast corner of the property. He went on to explain the grading plans for this part of the property and felt that by placing the structure forty foot (instead of the required fifty foot) from the right of way, would be sufficient and allow him some additional space to place a maintenance shed to the east of the cart shed. Sexton said this would, in part, help him not intrude further into the golf course greens.

The board members discussed various topics such as front, rear and side yard requirements for this particular zoning, street widths in the event that Cedar-Johnson would someday be improved as well as why rezoning this parcel was not a consideration. Embree stated that by allowing the exception would set a precedence for others to request exceptions of the code when other options were available such as rezoning. She further stated that she didn't feel that the request met the requirement of a hardship, such as topography of the land which would be a consideration. Sexton said that rezoning was not an option due to the lengthy process and that rezoning was previously considered but denied by the Planning & Zoning Commission as 'spot zoning'. Sexton also commented that he had seen a zoning map in the city office that indicated a different zoning for the golf course but it was noted by Deputy Clerk Brick that in a recent zoning map revision, an error was made. Brick said other updates are needed and she would work with the city engineer to make those corrections and updates.

Frauenholtz made the motion to approve Sexton's special exception of the setback requirement to forty feet, second by Korsmo. AYES: Frauenholtz, Korsmo. NAYS: Embree. Absent: Frostestad. Motion failed due to lack of a majority.

Adjourn

Motion by Korsmo, second by Frauenholtz to adjourn the Zoning Board of Adjustment meeting at 6:06 p.m. Motion carried on a voice vote.

Submitted by:

Leslie Brick

Deputy City Clerk