



110 N. Poplar Street • PO Box 218 • West Branch, Iowa 52358
(319) 643-5888 • Fax (319) 643-2305 • www.westbranchiowa.org • city@westbranchiowa.org

ZONING BOARD OF ADJUSTMENT MEETING
Monday, May 20, 2019 • 5:30 p.m.
West Branch City Council Chambers, 110 N. Poplar St.
Council Quorum May Be Present

1. Call to Order
2. Roll Call
3. Approve minutes from the January 31, 2019 Zoning Board of Adjustment meeting./Move to action.
4. Approve a Special Exception of the City Code Section 165.26 (3B) – request a special exception to the front yard setback requirement. (Request by Jerry Sexton for Cedar’s Edge Golf Course.) /Move to action.
5. Adjourn

Board of Adjustment Members: Jennie Embree, Wayne Frauenholtz, Frank Frostestad, Neil Korsmo, Vacant
Zoning Administrator: Terry Goerdts • **Deputy City Clerk:** Leslie Brick • **Mayor:** Roger Laughlin
Council Members: Jordan Ellyson, Colton Miller, Brian Pierce, Jodee Stoolman and Nick Goodweiler
City Administrator/Clerk: Redmond Jones II • **Fire Chief:** Kevin Stoolman • **Library Director:** Nick Shimmin
Parks & Rec Director: Melissa Russell • **Police Chief:** Mike Horihan • **Public Works Director:** Matt Goodale

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

City of West Branch Zoning Board of Adjustment Meeting
January 31, 2019
West Branch City Council Chambers, 110 North Poplar Street

Chairperson Frank Frostestad opened the Zoning Board of Adjustment meeting at 6:30 p.m. by welcoming the audience which included the following City Staff: Deputy City Clerk Leslie Brick. Board members Frank Frostestad, Jennie Embree, Neil Korsmo and Wayne Frauenholtz were present.

Approve the minutes from the October 23, 2018 Zoning Board of Adjustment meeting. /Move to action.
Motion by Embree, second by Korsmo to approve the minutes from the October 23, 2018 Zoning Board of Adjustment meeting. AYES: Embree, Korsmo, Frostestad, Frauenholtz. NAYS: None. Motion carried.

Approve _____ as Chairperson of the Zoning Board of Adjustment. /Move to action.
Frostestad nominated Embree for chairperson. There were no other nominations.
Motion by Frostestad, second by Frauenholtz. AYES: Frostestad, Frauenholtz, Korsmo, Embree. NAYS: None. Motion carried.

Approve _____ as Vice Chairperson of the Zoning Board of Adjustment. /Move to action.
Embree nominated Korsmo for vice chairperson. There were no other nominations.
Motion by Embree, second Frauenholtz. AYES: Embree, Frauenholtz, Frostestad, Korsmo. NAYS: None. Motion carried.

Approve _____ as Secretary of the Zoning Board of Adjustment. /Move to action.
Frostestad nominated Deputy Clerk Brick as secretary. There were no other nominations.
Motion by Frostestad, second by Embree. AYES: Frostestad, Embree, Korsmo, Frauenholtz. NAYS: None. Motion carried.

Adjourn

Motion by Frauenholtz, second by Korsmo to adjourn the Zoning Board of Adjustment meeting at 6:45 p.m. Motion carried on a voice vote.

Submitted by:
Leslie Brick
Deputy City Clerk



REQUEST FOR A VARIANCE FROM THE ZONING BOARD OF ADJUSTMENT

Date: 5-16-2019

Property Owner(s) : Jerry Sexton

Applicant (if not the owner):

Property Address: 19 Greenview (Cedar's Edge Golf Course)

The property owner or applicant is to fill out the following form, explaining fully all reasons for said request. Please read the items 1 – 6 prior to explaining the request for a Special Exception..

CITY CODE OF WEST BRANCH, IOWA. CHAPTER 165 - ZONING REGULATIONS

165.22 POWERS OF THE BOARD. The Zoning Board of Adjustment shall have the following powers:

1. Administrative Review. To hear and decide appeals where it is alleged by the appellants that there is error in any order, requirement, permit, decision, determination or refusal made by the zoning officer or other administrative official in the carrying out or enforcement of any provision of this chapter, and for interpretation of the Zoning Map.
2. Vote Required. The concurring vote of three (3) members of the Board shall be necessary to reverse or modify any order or decision of an administrative official.
3. Special Exceptions. To hear and decide applications for special exceptions as specified in this chapter and for decisions on any special questions upon which the Board of Adjustment is specifically authorized to pass.
4. Financial disadvantage to the property owner shall not constitute conclusive proof of unnecessary hardship within the purposes of zoning.
5. The Board does not possess the power to permit a use not generally or by special exception, permitted in the district involved.
6. In granting a Variance or Special Exception, the Board may attach thereto any conditions and safeguards it deems necessary or desirable in furthering the purposes of this chapter. Violation of any of these conditions or safeguards shall be deemed violation of this chapter.

Explain your request for a special exception:

Per Chapter 165.26(3B) A-1 District Requirements

REQUEST IS FOR A SETBACK REQUIREMENT FROM 50 FOOT FRONTAGE TO A 40 FOOT FRONTAGE ON THE NORTHWEST CORNER OF CEDARS EDGE GOLF COURSE TO BUILD A 60' X 80' GOLF CART SHED. SEE SITE PLAN

Signature  Date 5-16-19

<u>SIGNATURE OF BOARD MEMBERS</u>	<u>DATE</u>	<u>APPROVED</u>	<u>DENIED</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

SPECIAL EXCEPTION REQUEST: _____ approved _____ denied on the _____ day of _____, 2019.

165.26 A-1 DISTRICT REQUIREMENTS.

1. Permitted Uses. In Agricultural A-1 District, the provisions of this section shall apply and the following uses shall be permitted:

- A. Single family dwelling.
- B. Churches and similar places of worship.
- C. Public and parochial schools of general instruction.
- D. Public libraries, museums, parks, playgrounds and similar community facilities.
- E. Governmental administration and services such as office, firehouse, police, first aid, civil defense, and like uses; however, this section shall not be interpreted to permit such uses as warehousing, indoor and outdoor storage of vehicles, road building equipment and supplies.
- F. Agriculture as a living provided there is no display of products other than in growth visible from the street.
- G. Accessory uses incidental to any of the foregoing permitted uses, such as private garages, parking lots, etc.
- H. Golf courses, country clubs, tennis courts, and similar recreational uses.
- I. Temporary buildings for construction purposes for a period not to exceed the completion date of such construction.

2. Uses Allowed by Special Exceptions of the Board of Adjustment:

- A. Public utility substation or pumping station, upon a showing that such structure is essential to serve the immediate neighborhood, that it cannot be located in any other type of district and that it is housed in buildings that harmonize with the character of the neighborhood and has adequate screening and landscaping and meets all other standards of this chapter.
- B. Customary incidental home occupation which is carried on as an accessory use by one or more members of the family residing on the premises, and (i) which shall be carried on wholly within a completely enclosed building; (ii) in the activity not more than one-half of the floor area of any one floor or basement shall be used; (iii) in the conduct of said activity not more than one person outside the family shall be employed; and (iv) such customary home occupation must be in keeping with the character

of the neighborhood in which located and must not materially depreciate property values in the immediate area. Such use must also satisfy the other regulations prescribed herein.

C. Swimming pool meeting recognized construction and safety standards and all other requirements of this chapter.

D. Private schools of general instruction, whether or not operated for profit.

E. Non-municipal libraries, museums, art galleries and community centers, whether or not operated for profit, and non-commercial clubs, lodges or fraternal organizations.

F. Hospitals, provided that the Health Officer of the City shall first certify that in the proposed location, such use will not have a detrimental effect on the health of the surrounding neighborhood and further provided that a nurses' home as an accessory use is permitted only on the same lot as the hospital.

G. Removable roadside stands for the sale of farm products produced on the premises, provided however, that any such stand shall be situated not less than forty (40) feet from the street right-of-way line or lot line and shall have adequate off-street parking facilities, and in no event, less than four (4) parking spaces. Such stands shall be removed during seasons when products are not being offered for sale.

H. Accessory uses incidental to any of the foregoing special exceptions.

3. **Area Regulations.** The following regulations as to the area shall apply to the Agricultural A-1 District.

A. **Lot Area and Width.** A lot area of not less than 20,000 square feet per family shall be provided for every building hereafter erected or used in whole or in part as a dwelling. Each lot shall have a building line frontage of not less than one hundred and twenty (120) feet.

B. **Front Yard.** There shall be a front yard on each street on which a lot abuts, which yard shall be not less than fifty (50) feet in depth.

C. **Side Yard.** There shall be two (2) side yards on each lot, neither of which shall be less than twenty (20) feet in depth.

D. Rear Yard. There shall be a rear yard on each lot, which yard shall not be less than seventy (70) feet.



BUILDING PERMIT APPLICATION

(Commercial, Industrial or Multi-Family)

Project Description: Commercial Industrial Multi-family (3 or more units)

Project Address 19 GREENVIEW LANE

Parcel #: _____

Applicant Name: JERRY SEXTON

Applicant Address: 19 GREENVIEW DR.

Phone: 319 330 1079 Email: TJSEXTON1215@HOTMAIL.COM

Structure Use: CART SHOP Max Occupancy: _____

Total Square Footage (finished) 4800 (Unfinished) _____

Valuation \$25,000 The Project Valuation shall include total value of work, including materials and labor, for which the permit is being issued, including electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the Building Official, the valuation is underestimated on the application, the final building permit valuation shall be set by the Building Official.

Owner Name JERRY SEXTON Phone 319 330 1079

Mailing Address 19 GREENVIEW DR.

Email TJSEXTON1215@HOTMAIL.COM

Architect or Engineer Name: MIDWEST BY MENARDS Phone _____

Mailing Address _____

Email _____

General Contrator JERRY SEXTON Phone SAME

Mailing Address SAME

Email SAME

Subcontractors who will also perform work on this project:

Electrical Contractor OASIS ELECTRIC

Address 21 300TH WEST BRANCH Lic# _____ Phone 39687232

Plumbing Contractor _____

Address _____ Lic# _____ Phone _____

HVAC Contractor _____

Address _____ Lic# _____ Phone _____

Water & Sewer Contractor _____

Address _____ Lic# _____ Phone _____

The undersigned has submitted the required plans and specifications which are hereto attached, incorporated into and part of this application. The undersigned agrees to construct in accordance with the approved plans and specifications; notify the Building Inspector when required inspections are needed; will not use or occupy this structure or structures covered by the permit until the certificate of occupancy has been issued; and will not proceed with construction until the permit has been issued.

I hereby certify that I have read and examined and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does presume to give authority to violate or waive the provisions of any other laws required by Federal, State, and City or covenants regulating construction or the performance of construction. Any unapproved changes herein shall make the application invalid.

Applicant Signature [Signature] Date 5-8-19

Please print above name here JERRY SEXTON

FOR OFFICE USE ONLY

Approved Denied

Permit No. 28-19

Zoning Administrator [Signature] Date 5/9/19

Permit Fee \$ 391.25

Water & Sewer Connection Fee N/A

Water Meter & Radio Read Fee N/A

Sidewalk Recording Fee N/A

Wastewater Lift Station Connection Fee (if applicable) N/A

Inspection Fees : \$47 for each re-inspection for a failed inspection (to be billed as occurred)

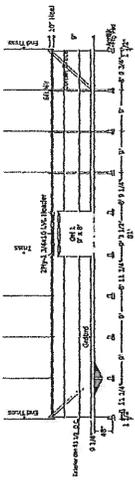
*Total Fees: \$391.25

*Certificate of Occupancy will not be issued until all fees have been paid.

INSTRUCTIONS FOR Commercial, Industrial and Multi-family BUILDING PERMITS

1. Confirming property lines, buried utilities, easements, restrictive covenants, or association requirements are strictly the responsibility of the owner and/or contractor. It is the responsibility of the owner and/or contractor to locate and be able to substantiate exact locations of lot pins.
2. IOWA ONE CALL (811 or 800-292-8989) must be notified prior to excavation of any kind.
3. Every *permit* issued shall become invalid unless the work authorized by such *permit* is commenced within 180 days after its issuance, or if the work authorized by such *permit* is suspended or abandoned for a period of 180 days after the time the work is commenced.
4. **Required Information: submit to the City Office, 110 N. Poplar or email: leslie@westbranchiowa.org**
 - Complete building permit application (signed and dated)
 - Approved Site Plan prepared by an engineer – checklist must be reviewed and completed with permit.
 - 2 sets of building plans, no larger than 11x17, or Pdf
 - Erosion control in place and maintained during construction – permits will not be issued until an initial inspection of the site is conducted and required controls are in place.
5. **Required Inspections:** the yellow inspection sheet must be displayed in a conspicuous place on the job
 - **Footings** - must be inspected prior to being poured.
 - **Underslab plumbing** - must be inspected prior to backfilling trenches.
 - **Water & Sewer service connections**
 - **Electric & Gas Service**
 - **Rough in** - inspection of rough plumbing, electrical, mechanical and framing must be done prior to the installation of insulation and drywall.
 - **Sidewalks** - must be installed according to Chapter 136.07 WB Code of Ordinances.
 - **Final** – final inspection must be passed before a certificate of occupancy will be issued. All inspection fees must be paid prior to issuance of Certificate of Occupancy.
6. **Contact the Zoning Administrator / Building Inspector at 319-330-9806 at least 48 hours in advance of an inspection request.**

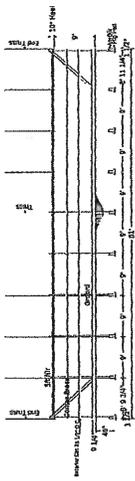
SEXTON CONSTRUCTION
WEST BRANCH, IA



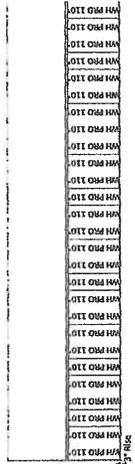
WALL 1 - FRAMING



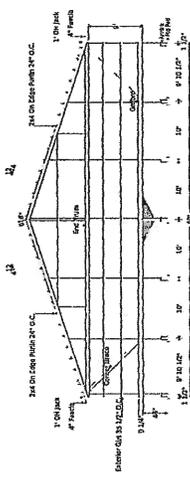
WALL 1 - STEEL



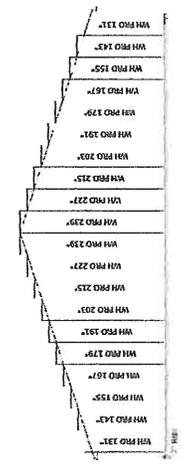
WALL 2 - FRAMING



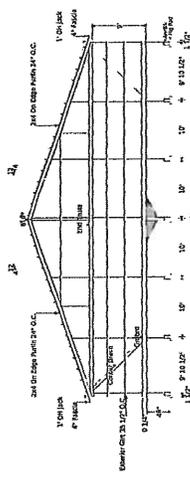
WALL 2 - STEEL



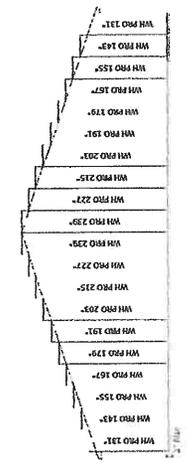
WALL 3 - FRAMING



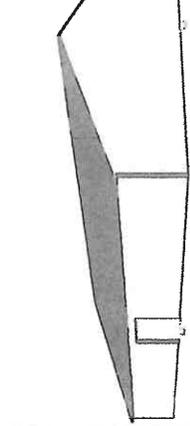
WALL 3 - STEEL



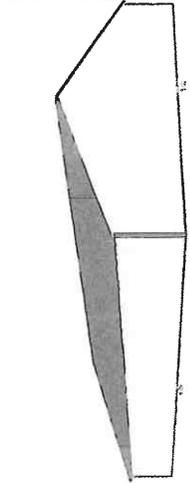
WALL 4 - FRAMING



WALL 4 - STEEL

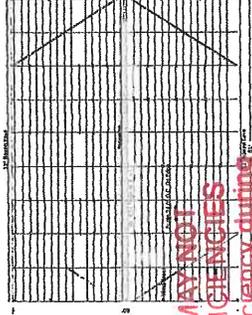


ROOF FRAMING

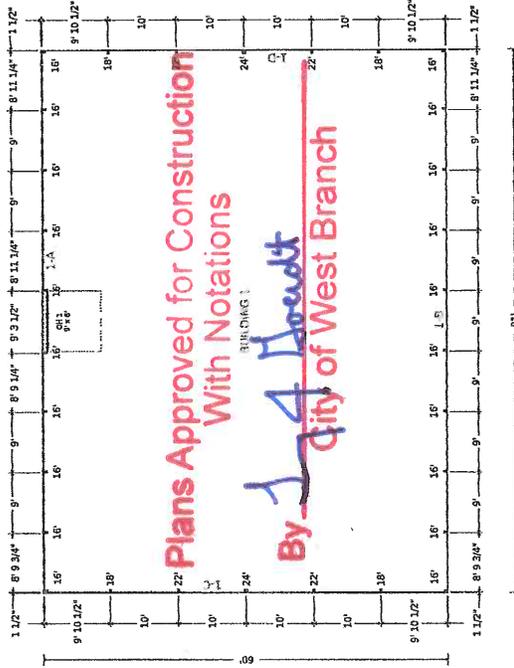


ROOF FRAMING

WALL	FRAMING	STEEL
W1	2x4	2x4
W1	2x6	2x6
W1	2x8	2x8
W1	2x10	2x10
W1	2x12	2x12
W1	2x14	2x14
W1	2x16	2x16
W1	2x18	2x18
W1	2x20	2x20
W1	2x22	2x22
W1	2x24	2x24
W1	2x26	2x26
W1	2x28	2x28
W1	2x30	2x30
W1	2x32	2x32
W1	2x34	2x34
W1	2x36	2x36
W1	2x38	2x38
W1	2x40	2x40
W1	2x42	2x42
W1	2x44	2x44
W1	2x46	2x46
W1	2x48	2x48
W1	2x50	2x50
W1	2x52	2x52
W1	2x54	2x54
W1	2x56	2x56
W1	2x58	2x58
W1	2x60	2x60
W1	2x62	2x62
W1	2x64	2x64
W1	2x66	2x66
W1	2x68	2x68
W1	2x70	2x70
W1	2x72	2x72
W1	2x74	2x74
W1	2x76	2x76
W1	2x78	2x78
W1	2x80	2x80
W1	2x82	2x82
W1	2x84	2x84
W1	2x86	2x86
W1	2x88	2x88
W1	2x90	2x90
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W1	2x96	2x96
W1	2x98	2x98
W1	2x100	2x100



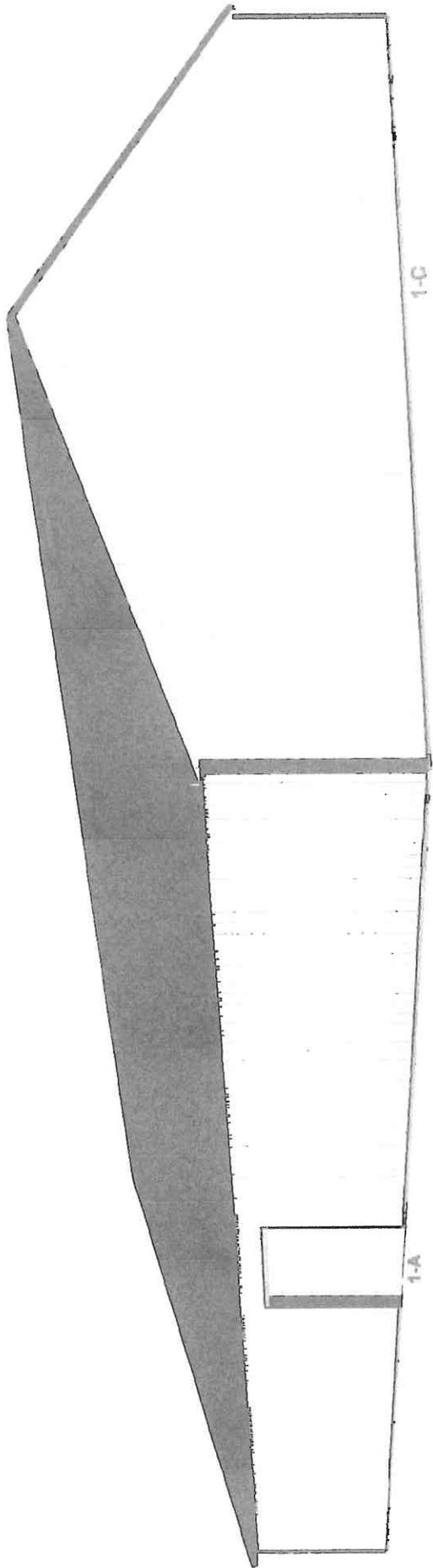
REVIEW NOTES MAY NOT REFLECT ALL CODE DEFICIENCIES
Failure to identify a code deficiency during a review of plans does not alleviate any obligation to comply with all applicable code provisions

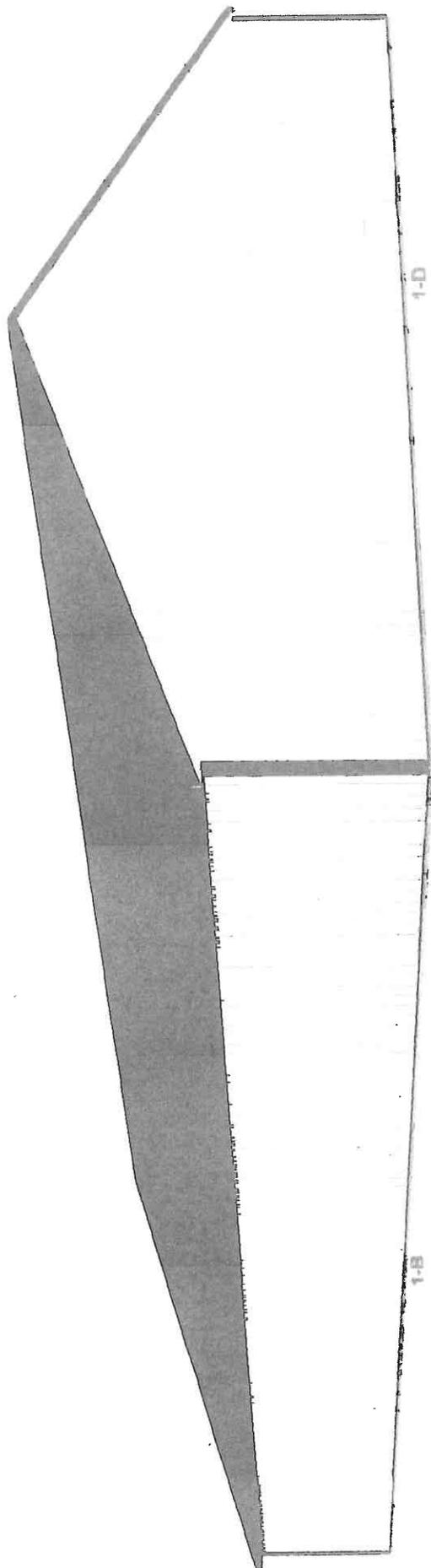


MIDWEST
MINI PRINT
FILE NUMBER: M578265

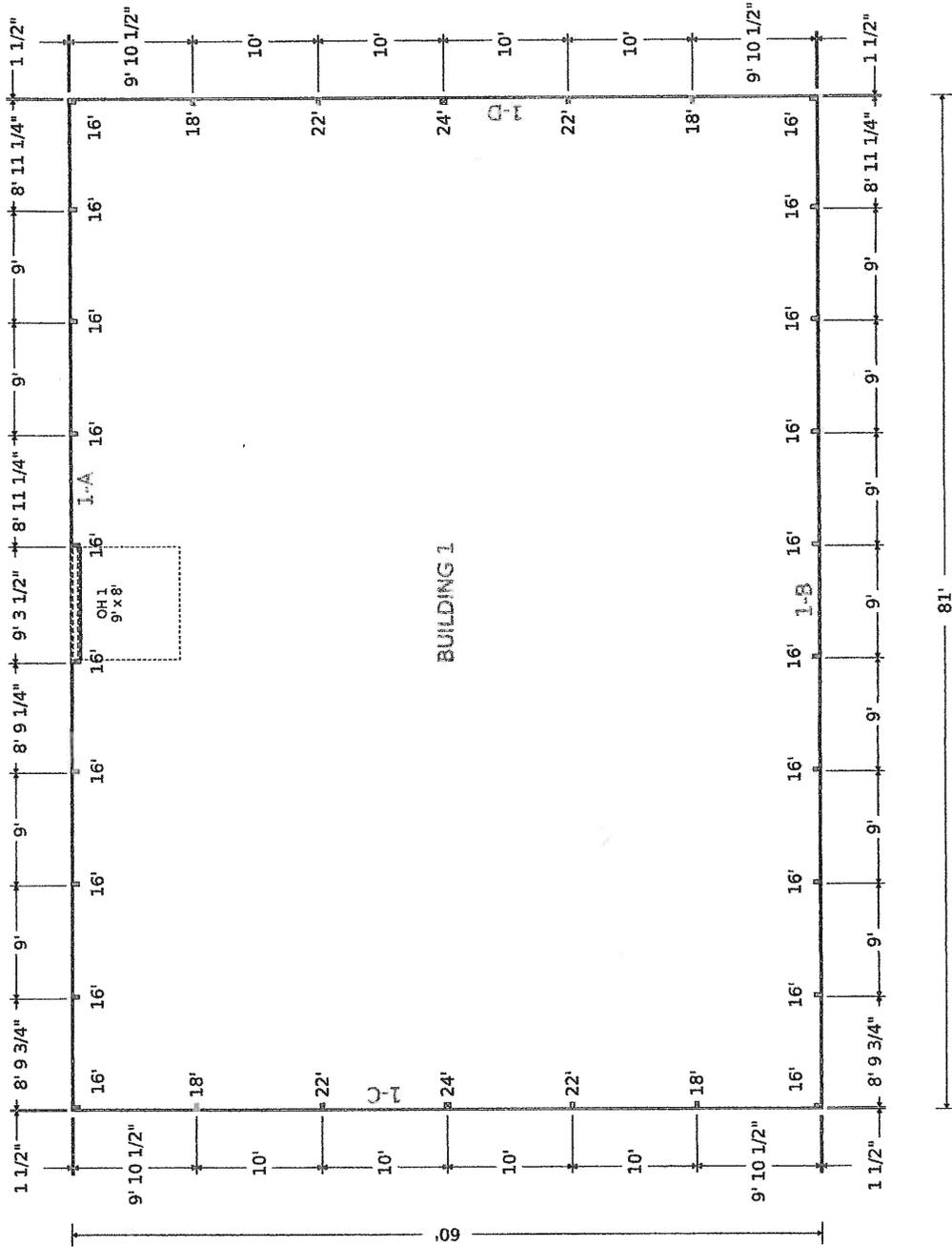
ADAPTATION AND UTILIZATION OF THIS PLAN
These drawings are prepared in accordance with the International Building Code, as amended by local codes and regulations, and are intended for use in the construction of this building. It is the responsibility of the contractor to verify that all applicable codes and regulations have been brought into conformity with all local requirements.

DIMENSIONS
Metric units, show view, and floor plan are not to scale.
The contractor shall be responsible for any errors or omissions in excess of the original purchase price for these plans. Consequently, the contractor must check all dimensions and quantities against the actual site conditions. Any errors or omissions shall be the responsibility of the contractor. Any errors or omissions shall be the responsibility of the contractor. Any errors or omissions shall be the responsibility of the contractor.

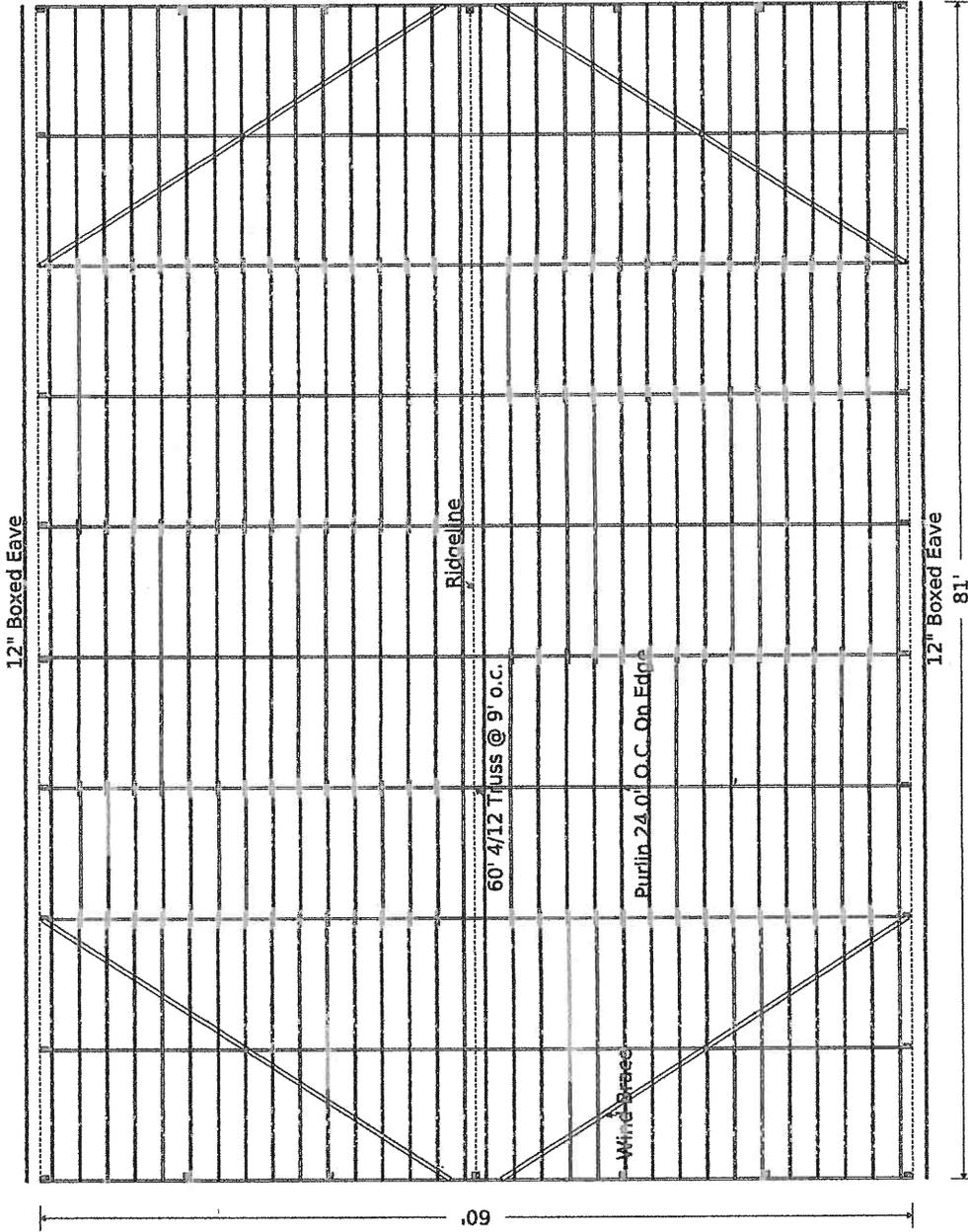




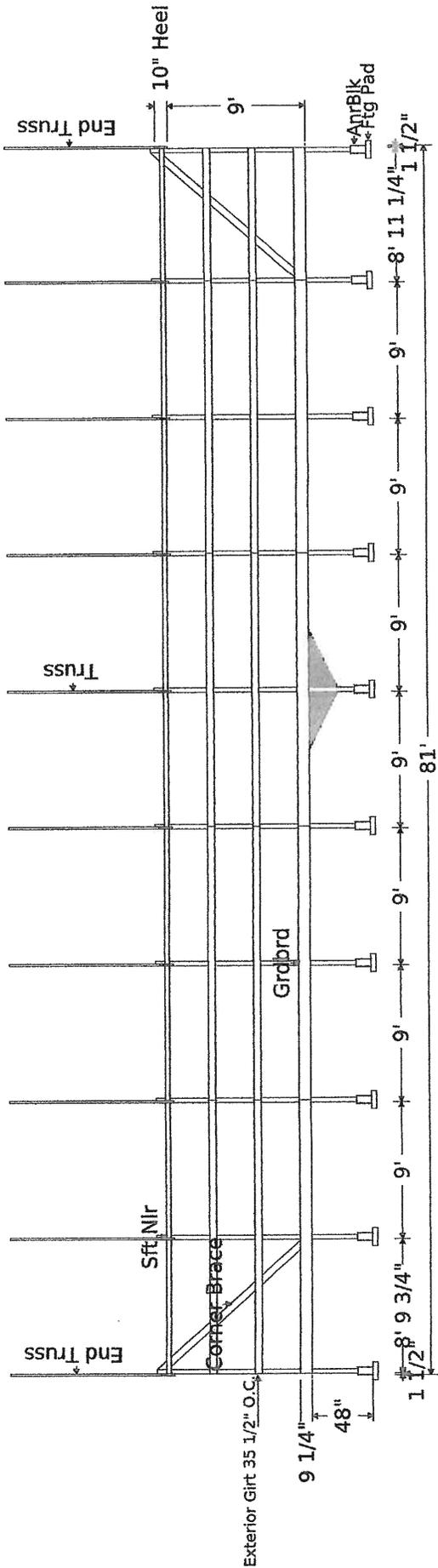
FLOOR PLAN



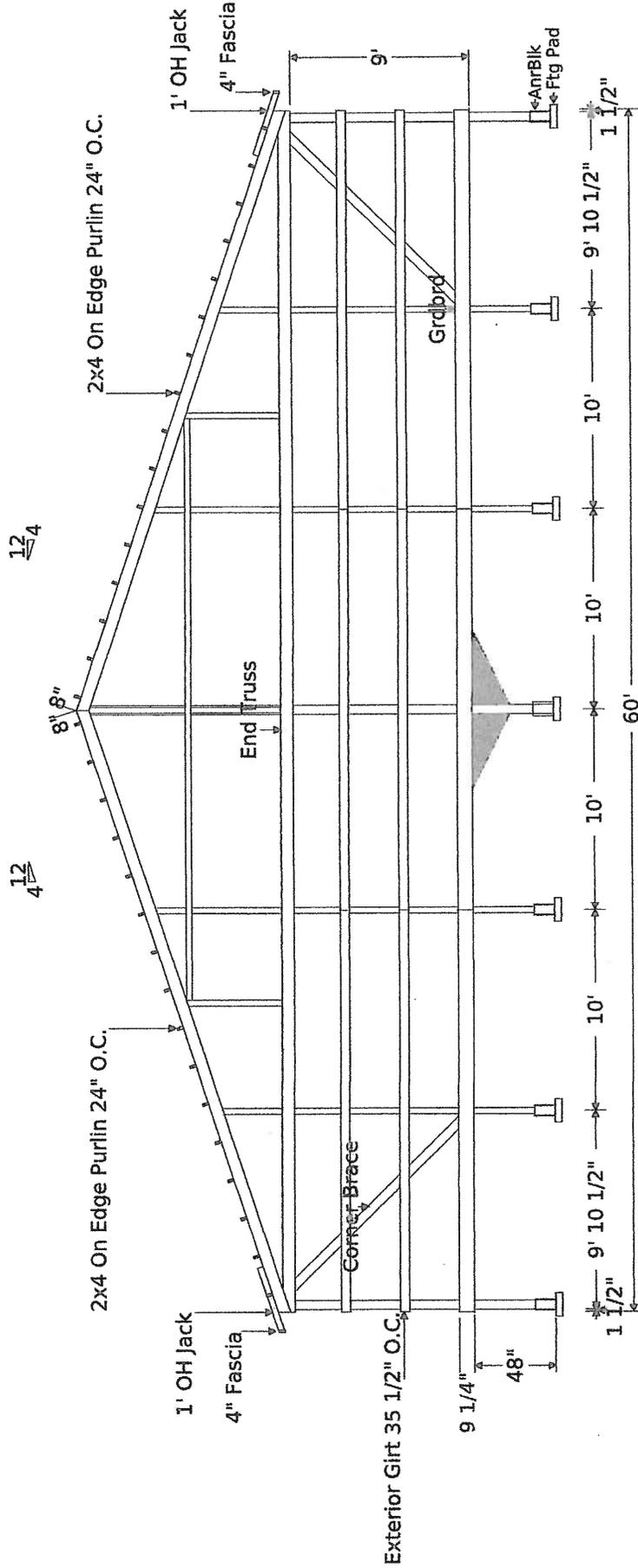
ROOF FRAMING



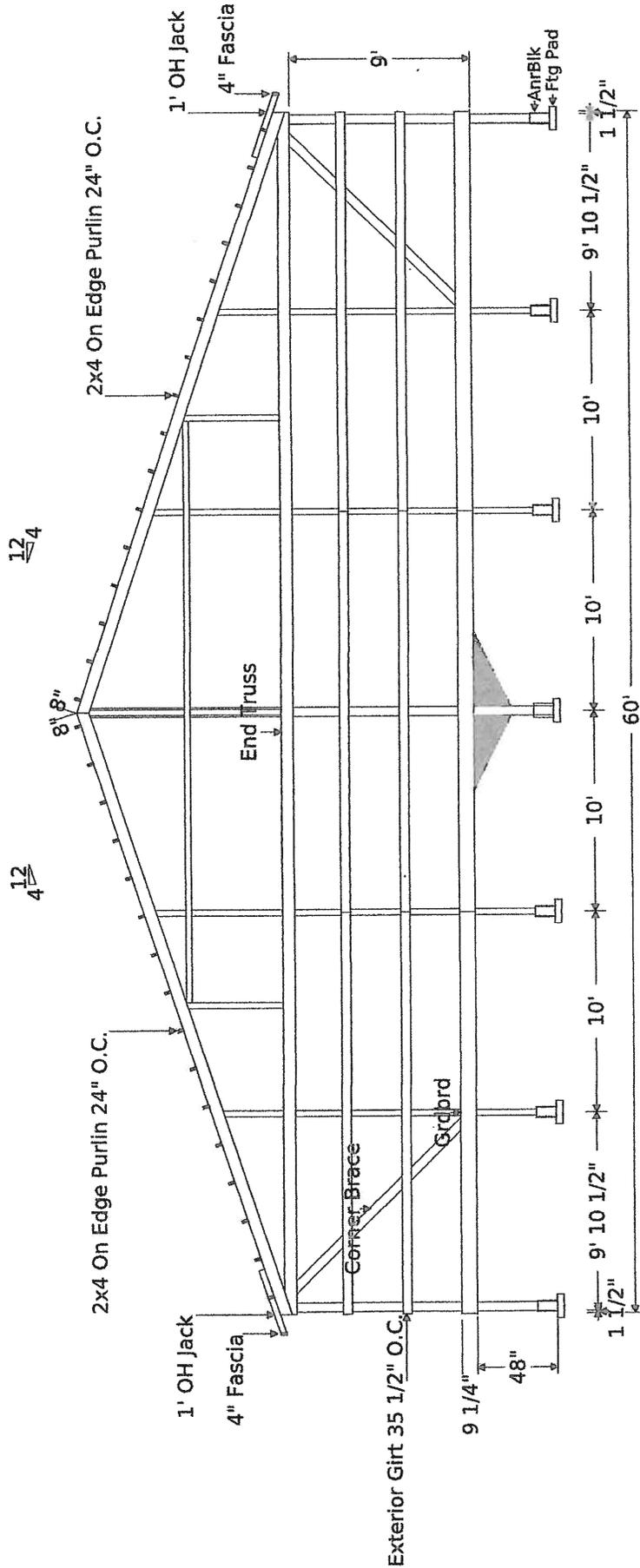
WALL J-B FRAMING



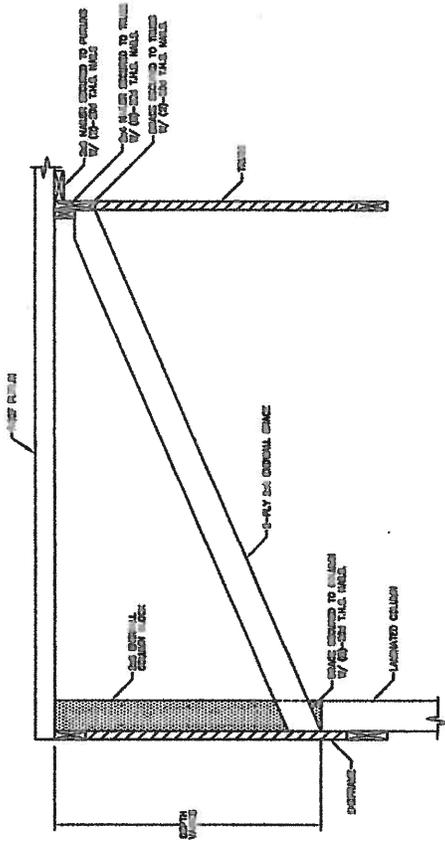
WALL I-C FRAMING



WALL 1-D FRAMING

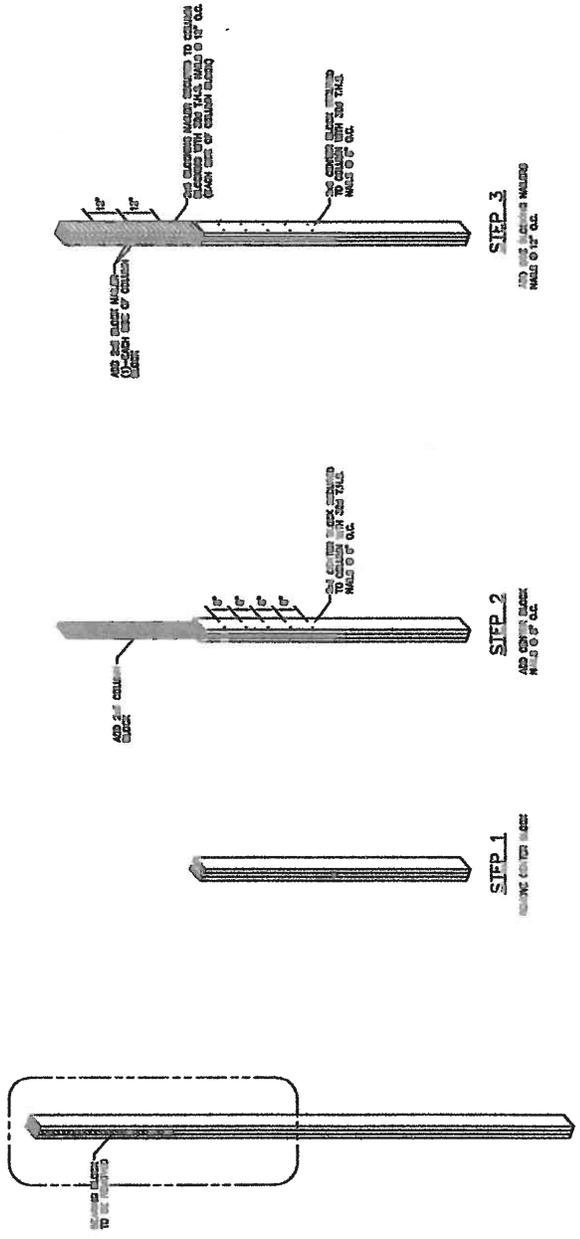


ENDWALL COLUMN BLOCK EXTENSION AND ENDWALL BRACE DETAILS



ENDWALL BRACE DETAIL

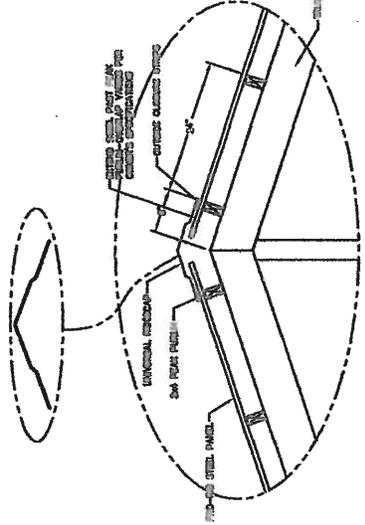
COLUMN BLOCK EXTENSIONS										
NO.	DESCRIPTION	SECTION	LENGTH	THICKNESS	WELD	BRACE	BRACE	BRACE	BRACE	BRACE
1
2
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6
7
8
9
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11
12
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14
15
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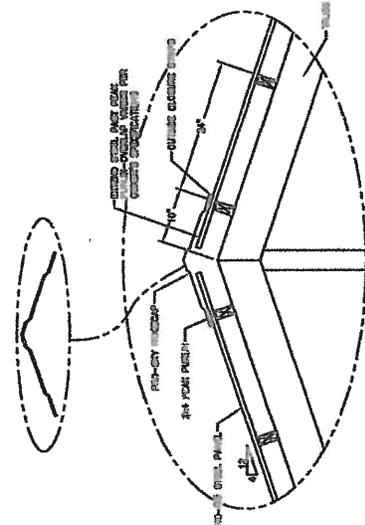
ENDWALL COLUMN BLOCK EXTENSION DETAIL

ORIGINAL COLUMN

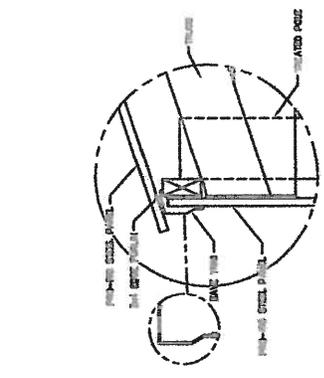
TRIM DETAILS



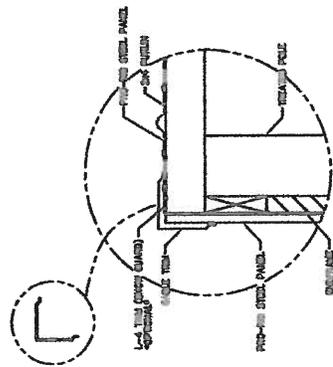
RIDGE TRIM DETAIL
NOT TO SCALE



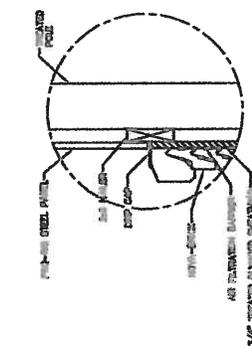
RIDGE TRIM DETAIL
NOT TO SCALE



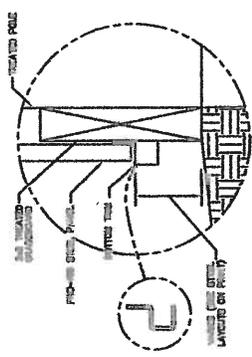
EAVE TRIM DETAIL
NOT TO SCALE



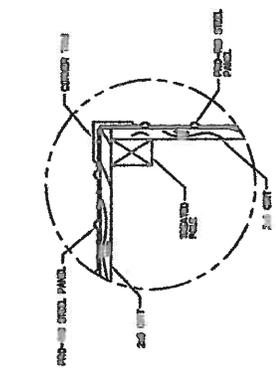
GABLE TRIM DETAIL
NOT TO SCALE



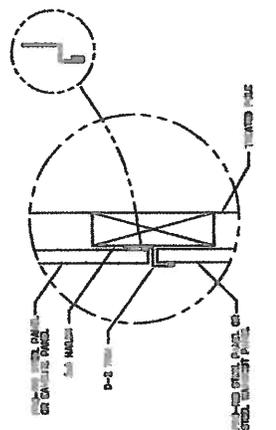
FLASHING @ BRICK WAINSCOT
NOT TO SCALE



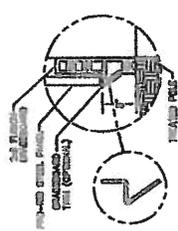
BOTTOM TRIM DETAIL
NOT TO SCALE



CORNER TRIM DETAIL
NOT TO SCALE

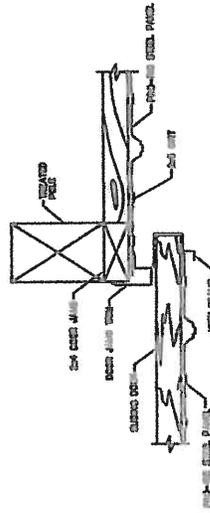


D-2 TRIM @ WAINSCOT / EAVE LITE
NOT TO SCALE

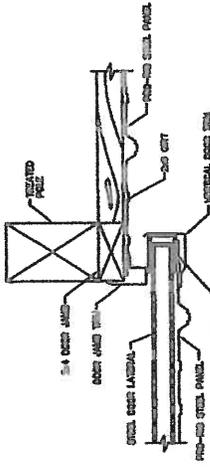


COMPOSITE GRADEBOARD DETAIL
NOT TO SCALE

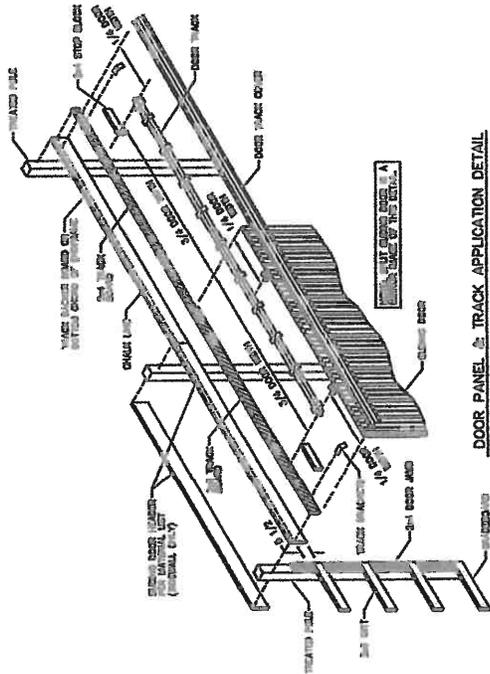
SLIDING DOOR DETAILS



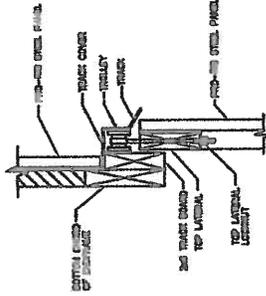
KWIK FRAME SLIDING DOOR JAMB DETAIL
NOT TO SCALE



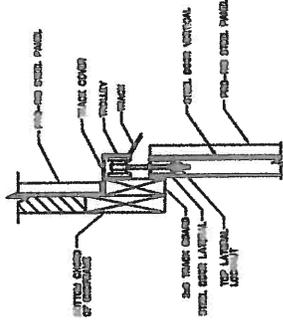
TAB-LOC SLIDING DOOR JAMB DETAIL
NOT TO SCALE



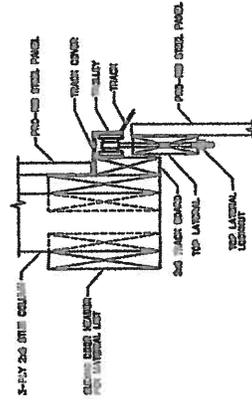
DOOR PANEL TRACK APPLICATION DETAIL
NOT TO SCALE



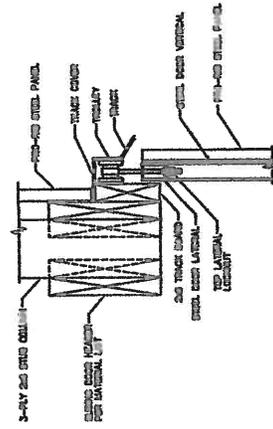
KWIK FRAME ENDWALL TRACK DETAIL
NOT TO SCALE



TAB-LOC ENDWALL TRACK DETAIL
NOT TO SCALE

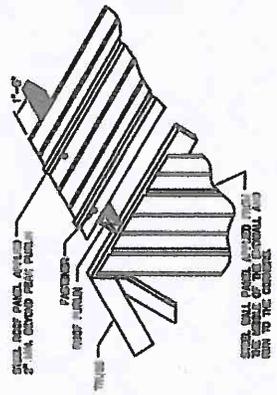


KWIK FRAME SIDEWALL TRACK DETAIL
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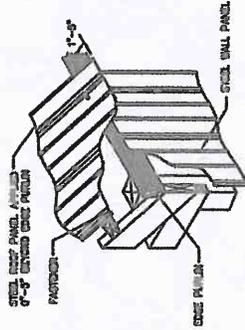


TAB-LOC SIDEWALL TRACK DETAIL
NOT TO SCALE

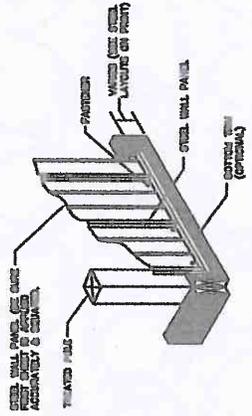
STEEL APPLICATION DETAILS



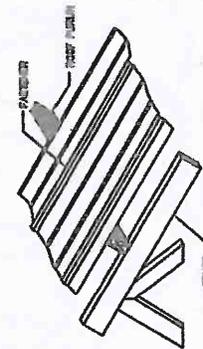
ROOF & END WALL STEEL APPLICATION @ GABLE PEAK



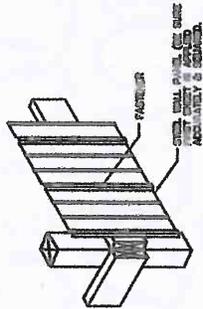
ROOF & SIDEWALL STEEL APPLICATION @ EAVE



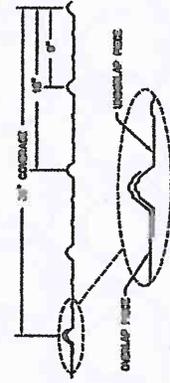
WALL STEEL APPLICATION @ CORNERBOARD



ROOF STEEL APPLICATION @ INTERMEDIATE



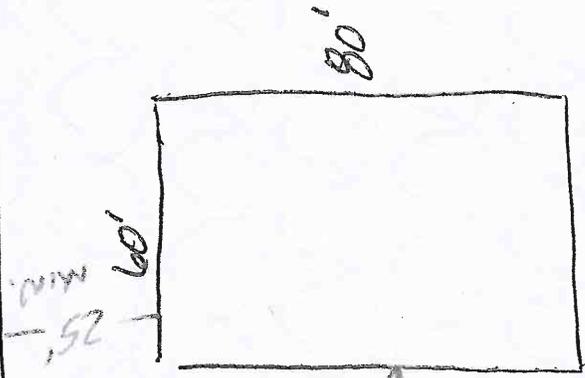
WALL STEEL APPLICATION @ INTERMEDIATE



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CITY LIMIT

CEDAR JOHNSON RD.



25' MIN.

BIRDIE DR

LAZY BROOK