

West Branch Zoning Board of Adjustment Meeting Minutes
July 20, 2023

Chairperson Wayne Frauenholtz called the meeting to order at 6:30 PM. Roll call: Members Present: Wayne Frauenholtz, Frank Frostestad, Greg Humrichouse, Paula Verlo. City Staff Present: Adam Kofoed. Planning and Zoning Committee Member present: John Fuller. Representing MMS Consultants, Inc.: Ron Amelon

Public Comment: John Fuller, representing P&Z, submitted a public comment form and spoke to the group. As per Mr. Fuller, P&Z has reviewed the Request for Special Exception submitted by Advantage Development regarding Lot 4 of The Meadows Part Three. P&Z believe that granting the exception is in alignment with the original site plan. The current zoning ordinances were created many years ago and predate the existence of assisted living facilities. The RB-1 designation allows a lot of flexibility in use including medical and dental offices, in addition to multi-family options; and the assisted living request aligns with those uses.

Motion by Humrichouse, seconded by Frostestad, to approve a Special Exception to the West Branch Code of Ordinance, Chapter 165.27 RB-1 District Requirements to allow Assisted Living Centers as a permitted use.

Frauenholtz expressed support for the request and directed questions to Amelon regarding site specifics. The proposed center will support 43 residents. The building will face the cul-de-sac to the north, however the south side of the building facing Main Street will be landscaped. The developer will install sidewalks to connect with the sidewalks being created as part of the roundabout project. The MMS representative stressed that tonight's vote was simply to approve the conditional use of the land; not to approve/review the site plan; however, he had provided the plan as additional information.

Verlo stated concerns regarding to the process of approving a Special Exception rather than changing the wording defining the RB-1 District Requirements. Frostestad agreed with concerns on the process of approving special exceptions rather than updating the zoning language. Kofoed indicated that special exceptions are not the preferred method, however, the process for changing the zoning definitions is extremely time consuming and cannot happen at this time.

Vote on Motion to Approve Request for a Special Exception for the Zoning Board of Adjustment from Advantage Development regarding property at address, Lot 4, The Meadows Part Three: AYES: Frauenholtz, Frostestad, Humrichouse. NAYS: Verlo. Motion approved.

Motion to adjourn by Humrichouse, seconded by Frostestad. Motion approved on a voice vote. Meeting adjourned at 7:04 pm