



January 7, 2020

Re: Planning and Zoning Commission Meeting

I want to let you know that a Planning and Zoning Commission meeting has been set for Tuesday, January 21, 2020 at 7:00 p.m. in the Council Chambers at 520 4th Avenue.

The Commission has been requested to review an application for a special use permit to make a recommendation to the Board of Adjustment on allowing a telecommunications tower to be constructed at 2006 Jewel Drive. The proposed tower would be 30' tall and it is believed the home at the property is 35' tall.

Please let me know as soon as possible if you will not be able to attend this meeting since we want to be sure to have a quorum.

Sincerely,

A handwritten signature in black ink, appearing to read "Tyler Avis".

Tyler Avis
Director of Building and Planning

New packet delivered as previous maps were incorrect.

CITY OF GRINNELL
520 Fourth Avenue
Grinnell, Iowa
50112-1947
Phone: 641-236-2600
Fax: 641-236-2626

MAYOR

DAN F.
AGNEW
dagnew@grinnelliowa.gov

CITY COUNCIL

BYRON HUEFTLE-WORLEY
At-Large

JIM WHITE
At-Large

JULIE HANSEN
1st Ward

JO WRAY
2nd Ward

RACHEL BLY
3rd Ward

SONDRA BURNELL
4th Ward

ADMINISTRATION

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City Attorney
billjs@mearndonlaw.com

Visit us at
www.grinnelliowa.gov

Notice is hereby given that the Planning and Zoning Commission for the City of Grinnell will conduct a public hearing in the Grinnell City Council Chambers, 520 Fourth Avenue, at 7:00 p.m. on Tuesday, January 21, 2020.

**AGENDA
PLANNING AND ZONING COMMISSION**

7:00 P.M.

January 21, 2020

Chairperson Randy Reavis presiding:

ROLL CALL: Stewart ____, Bair ____, Adams ____, Adelberg ____, Duke ____, McGriff ____.

APPROVAL OF MINUTES FROM: May 14, 2019

APPROVAL OF AGENDA:

COMMUNICATIONS:

OLD BUSINESS:

NEW BUSINESS:

1. Election of Officers– Chair, Vice Chair, and Secretary to be decided at first meeting of the year.

Election of Chairperson:

Election of Vice-Chairperson:

Election of Secretary

1. Review an application from Jim & Darlis Hawkins of 2006 Jewel Drive to request the Commission to make a recommendation to the Board of Adjustment to approve the construction of a telecommunication tower at 2006 Jewel Drive. The telecommunication tower is intended to be utilized for private use and not general broadcasting.

ADJOURN:

P.S. If you are not able to attend, please call 641-236-2600 to let us know.
A quorum is required to take action on the items before the Commission.

MINUTES OF THE PLANNING AND ZONING COMMISSION

Chairperson Randy Reavis called the regular meeting of the Planning and Zoning Commission to order at 7:03 p.m. on May 14, 2019.

ROLL CALL: Stewart A, Bair A, Adams A, Adelberg P, Duke P, McGriff P.

Also in Attendance: Tyler Avis. Nathan & Ashley Mercial.

APPROVAL OF MINUTES FROM November 13, 2018: Adelberg made a motion to approve the minutes. McGriff seconded the motion. Motion passed unanimously.

APPROVAL OF AGENDA: Duke made a motion to approve the agenda. McGriff seconded the motion. Motion passed unanimously.

COMMUNICATIONS: None

OLD BUSINESS: None

NEW BUSINESS:

1. Election of officers. Election of officers held at the first meeting of each calendar year.

Chairperson: Duke made a motion to nominate Reavis. Adelberg seconded the motion. Motion passed unanimously.

Vice-Chairperson: Reavis made a motion to nominate Stewart. Adelberg seconded the motion. Motion passed unanimously.

Secretary: Duties part of Director of Building and Planning responsibilities. Assigned to Tyler Avis.

2. Review an Application from Nathan and Ashley Mercial requesting 1029 Center St to be rezoned from R-3: Multi-Family Residential to R-2: Two-Family Residential.

Chairperson Reavis asked the Mercial's if they would like to explain their request. Nathan explained they intend to construct a detached garage on the lot, and are required to combine them both. Because the zoning is different from the lot the house is set on is the reason for the request.

McGriff made a motion for the Planning and Zoning Commission to make a recommendation to approve the zoning request at 1029 Center St to be rezoned from R-3: Multi-Family Residential to R-2: Two-Family Residential. Adelberg seconded the motion.

The roll call votes were as follows,

Reavis Yes. Adelberg Yes. Duke Yes. McGriff Yes. Motion passed unanimously.

INQUIRIES: None

ADJOURN: Duke moved that the meeting be adjourned. Reavis seconded the motion. Motion passed unanimously. Meeting was adjourned at 7:09 p.m.



RANDY REAVIS, CHAIRPERSON

ATTEST:

SECRETARY

MEMORANDUM TO THE PLANNING AND ZONING COMMISSION

January 21, 2019

7:00 p.m.

Approval of May 14, 2019 Meeting Minutes

OLD BUSINESS:

None

NEW BUSINESS:

1. Election of officers. Election of officers held at the first meeting of each calendar year.
2. Review an application from Jim & Darlis Hawkins of 2006 Jewel Drive to request the Commission to make a recommendation to the Board of Adjustment to approve the construction of a telecommunication tower at 2006 Jewel Drive. The telecommunication tower is intended to be utilized for private use and not general broadcasting.

Findings of Staff

2006 Jewel Drive is a fully developed residential lot zoned as R-3: Multi-Family Residential that includes a single-family home on the property. During the week of December 30, 2019 I was contacted by the current owners, and they expressed they have received an offer to sell their home, but the sale is contingent on being allowed to place a telecommunications tower on the property. After explaining the proceedings that must occur before a building permit may be issued for such a tower, Jim and Darlis Hawkins submitted a request for the Planning and Zoning Commission to make a recommendation to the Board of Adjustment to approve a special-use permit to grant the construction of a telecommunications tower.

You are further notified that the time and place of the public hearing will be Tuesday January 21, 2020 at 7:00 p.m. in the City Council Chambers, located on the 2nd floor of City Hall, 520 Fourth Avenue, Grinnell, Iowa at which time any interested party will be heard concerning this matter.

Respectfully submitted

Tyler Avis
Director of Building and Planning



1139

APPEAL TO THE BOARD OF ADJUSTMENTS

Appeal # 20-1 Date: 1/2/2020

I (We), Jim + Darla's Hawkins of 2006 Jewel Drive Name Address

respectfully request that a determination be made by the Board of Adjustment on the following appeal, which was denied by the Enforcing Officer on 01/02, 2020.

It is an interpretation.

It is an appeal for an interpretation of Section of the ordinance or map.

It is a special use permit required under Section of the ordinance on which the Board of Adjustment is required to act.

X It is a request for a variance relating to the use, area, frontage, yard or as required by Section of the ordinance.

Remarks: Construct tower for Ham radio communication - Special use permit.

The premises affected are located at 2006 Jewel Drive in Zone District R-3

Legal description of property involved in this appeal: Prairie Pointe Estates lot 19

Has any previous application or appeal been filed in connection with these premises? NO

What is the applicant's interest in the premises affected? prospective buyer would like to operate his Ham radio.

What is the approximate cost of the work involved? unknown

Explanation of purpose to which property will be put: Residential

Plat plan attached Yes No

Ground plan and elevations attached Yes No. If no, explain:

A variance from the zoning chapter will not be granted unless: (Check Boxes)

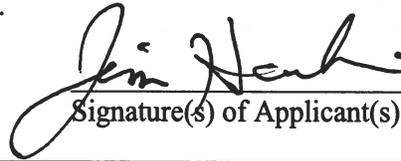
That special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same district; and

That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter; and

That the special conditions and circumstances do not result from the actions of the applicant; and

That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures, or buildings in other districts shall be considered to be grounds for the issuance of a variance.

I (We) further state that if this request is granted, I (we) will proceed with the actual construction in accordance with the plans herewith submitted within six months from date of filing this appeal; will complete work within 1 year(s) from said date; and that I am able from a financial, legal, and physical basis.


Signature(s) of Applicant(s)

FOR USE OF BOARD OF ADJUSTMENT ONLY

Date hearing advertised 1/9/2020; Date of hearing 1/24/2020

Fee paid (\$25.00) – Receipt No. 00393202

Decision of the Board of Adjustment _____

Reasons:

1. _____

Other remarks:

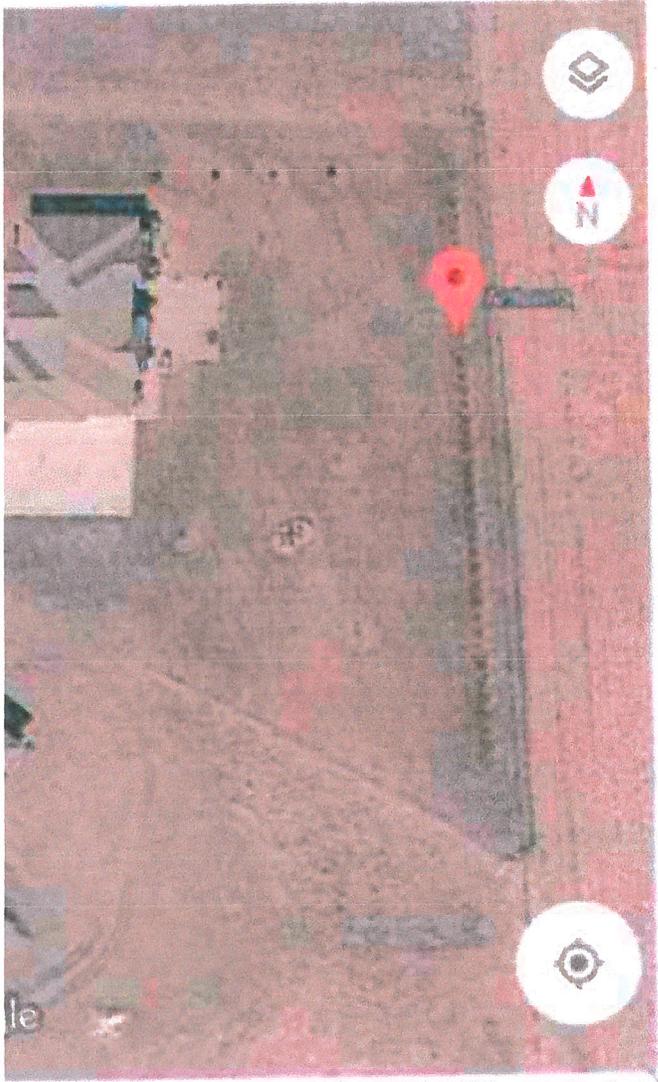
BOARD OF ADJUSTMENT

Note: In no way is this to imply that the Board of Adjustment will grant the variance, or special use asked for.

BY: _____
Secretary



Mount Orientation: Non-RT (rotated)
Antenna Mount: Adapters
Mount:



na
28.6°N 92°42'11.4"W, 41.757945, -92.7031...

my Sprint Samsung Galaxy S9.

PUBLIC NOTICE

The Planning and Zoning Commission of the City of Grinnell will meet for a meeting on January 21, 2020 at 7:00 p.m. in the Council Chambers of the City Hall at 520 Fourth Avenue Grinnell, Iowa. The agenda will include the review of an Application from Jim & Darlis Hawkins of 2006 Jewel Drive requesting the Commission to make a recommendation to the Board of Adjustment to approve a special-use permit to grant the construction of a telecommunications tower.

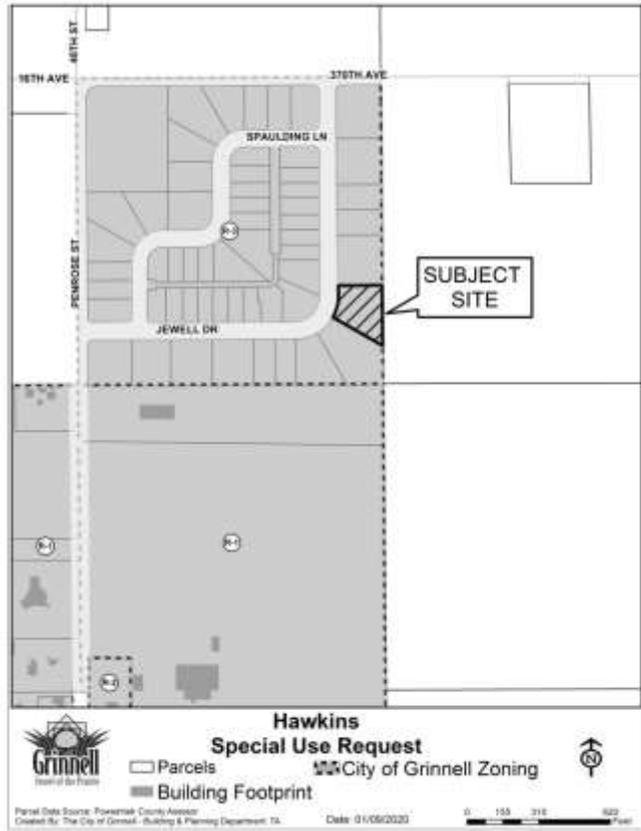
**PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING**

Notice is hereby given that a request has been made for the review of an application from Jim & Darlis Hawkins of 2006 Jewel Drive requesting the Commission to make a recommendation to the Board of Adjustment to approve a special-use permit to grant the construction of a telecommunications tower.

You are further notified that the time and place of the public hearing will be Tuesday, January 21, 2020 at 7:00 p.m. in the City Council Chambers, located on the 2nd floor of City Hall, 520 Fourth Avenue.

Tyler Avis
Building and Planning Director

Legal Notice
Publish: 1-13-2020





January 9, 2020

Dear Property Owner:

An application has been submitted from Jim & Darlis Hawkins of 2006 Jewel Drive requesting the Commission to make a recommendation to the Board of Adjustment to approve a special-use permit to grant the construction of a telecommunications tower.

LEGAL DESCRIPTION

PRAIRIE POINTE ESTATES LOT 19

You are receiving this letter because you are within 200 feet of the subject site.

The meeting regarding this application will be discussed at the Planning and Zoning Commission meeting at 7:00 p.m., on Tuesday, January 21, 2020. This meeting will be located in the City Council Chambers, located on the second floor of City Hall at 520 4th Avenue. You may submit your views on this application in person, by letter, or by a representative at the meeting.

The Planning and Zoning Commission will give their recommendation to the Board of Adjustment.

Sincerely,

Tyler Avis
Planning and Zoning Commission Secretary
Director of Building and Planning

This information has been sent again to correct the map.

CITY OF GRINNELL
520 Fourth Avenue
Grinnell, Iowa
50112-2043
Phone: 641-236-2600
Fax: 641-236-2626

MAYOR

Dan Agnew
DAgnew@grinnelliowa.gov

CITY COUNCIL

BYRON HUEFTLE-WORLEY
At—Large

JIM WHITE
At—Large

JULIE HANSEN
1st Ward

JO WRAY
2nd Ward

RACHEL BLY
3rd Ward

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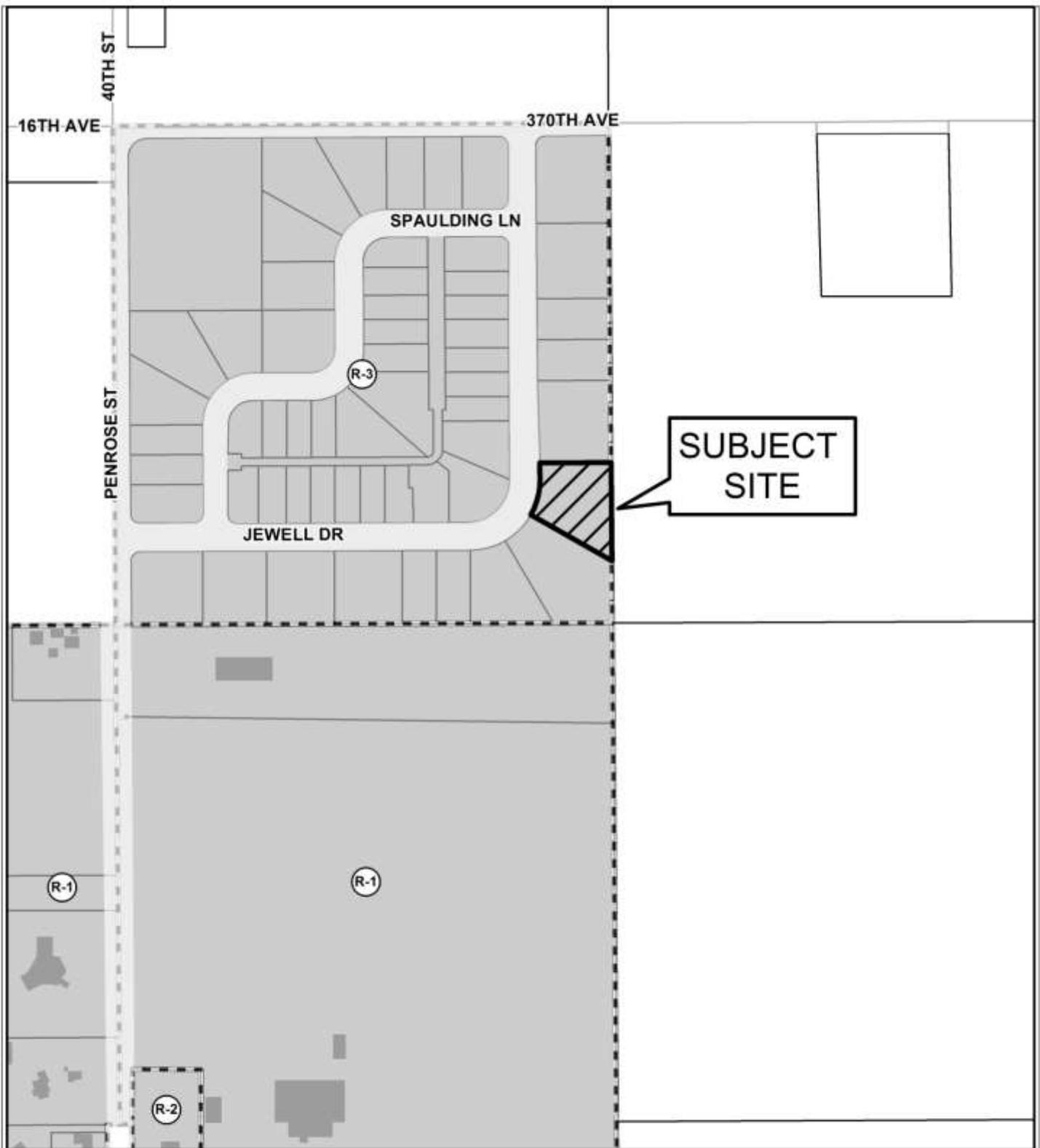
ADMINISTRATION

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Visit us at
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Hawkins Special Use Request



□ Parcels

▨ City of Grinnell Zoning

■ Building Footprint



Parcel Data Source: Poweshiek County Assessor
Created By: The City of Grinnell - Building & Planning Department: TA

Date: 01/09/2020

