

Notice is hereby given that the Board of Adjustment for the City of Grinnell will conduct a public hearing in the City Council Chambers, 520 4th Avenue, Grinnell, Iowa at 12:00 Noon, Monday, June 3, 2019.

MINUTES OF THE BOARD OF ADJUSTMENT

APPEAL 19-1

June 3, 2019

The meeting was called to order by Chairperson Palmer at 12:00 p.m.

Roll Call: Grant P , Hatting P , Redding P , Van Tomme P .

Also present: Tyler Avis. Dan Agnew. Mike Mahaffey. Nick Peiffer and guest.

APPROVAL OF AGENDA:

Palmer asked if any changes were needed of the agenda. None were observed. Grant motioned to approve the agenda. Van Tomme seconded the motion. The Agenda was approved unanimously.

COMMUNICATIONS:

Chairperson Palmer requested if there were any communications, Avis explained that no phone calls or emails were received, but there was one letter submitted by the residents of 602 11th Ave stating they were opposed to a variance being granted.

APPROVAL OF MINUTES:

Palmer asked if any changes were needed of the minutes. None were observed. Van Tomme made a motion to approve the minutes, Grant seconded the motion. The Minutes were approved unanimously.

NEW BUSINESS:

1. Election of officers for 2019 – Must be completed the first meeting of each calendar year.

Election of Chairperson: Van Tomme nominated Palmer be Chairperson. Grant Seconded the Motion. The motion was approved unanimously.

Election of Vice-Chairperson: Hatting nominated Grant as Vice-Chair. Grant seconded the motion. The motion was approved unanimously.

Election of Secretary: The Board nominated Avis as Secretary.

2. Review an application from Nicholas Peiffer of 1529 West St to the Board of Adjustment to approve a variance to the height requirement of a garage located at 1533 West St.

Mr. Mahaffey requested Mr. Peiffer explain the situation. Mr. Peiffer explained that he was awarded a permit and plans were submitted that met the requirements. Mr. Peiffer explained that he has already invested about \$55,000.00 into the building as it sits now, and to change it to meet the regulations would cost an additional \$4,000.00 being a hardship to him. Mr. Peiffer and Mr. Mahaffey also argued that because the software made an error and a permit was granted, the structure that is being built is being built to what was approved and submitted, and because the City software had an error, a hardship exists.

Chairperson Palmer asked Mr. Avis for the summary, and Mr. Avis read the staff findings available in the Memo.

Redding asked if there is another reason why the software would have failed, possibly being user error in the analysis. Mr. Avis explained, no, that a user error is not possible with this analysis as you simply click two points and the software automatically is to make the correct measurement.

A discussion was had by Board Members in determining what constitutes a hardship, and Chairperson Palmer stated that the State Code does not permit a hardship to be found based on financial reasons.

Mr. Redding made a motion to deny a variance request of the height requirement of a garage located at 1533 West St. Mr. Hatting seconded the motion. Roll Call votes were as follows: Grant: N, Hatting: Y, Redding, Y, Van Tomme: N, Palmer: Y. The motion to deny a variance of the height requirement of a garage at 1533 West St. Was approved 3-2.

Mr. Hatting made a motion to have the Board make a recommendation to City Council to look into creating a set of architectural standards that will apply City-Wide, not just to commercial and industrial properties along Highway 146 and Highway 6. Grant Seconded the motion. The motion was approved unanimously.

ADJOURN: Hatting moved that the meeting be adjourned. The motion was seconded by Grant. The motion passed unanimously and the meeting was adjourned at 12:33.

PHIL PALMER, CHAIR

ATTEST:



TYLER AVIS, SECRETARY