

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 12:00 p.m. on Tuesday, June 14, 2022. The meeting can also be accessed by visiting the following link

<https://zoom.us/j/6468685281?pwd=US9qR0drckNRc2dZM0RJRTVCckxaQT09>

Or by entering the following when prompted by the zoom website or app:

Meeting ID: 646 868 5281 Passcode: 12345

MINUTES OF THE BOARD OF ADJUSTMENT

22-2 & 22-3

June 14, 2022

The meeting was called to order by Chairperson Burnell at 12:02 pm.

Roll Call: Hatting P , Hammen A , Knaack P , Baker P

Also present: Tyler Avis, Cody and Julie Davis, Karen Schmidt, Blake Jack, Jack Morrison, Bob Mann, Steve Langerud

APPROVAL OF AGENDA:

Knaack made a motion to approve the agenda. Hatting seconded the motion. The Agenda was approved unanimously.

APPROVAL OF MINUTES:

Hatting made a motion to approve the minutes, Baker seconded the motion. The Minutes were approved unanimously.

COMMUNICATIONS:

Avis explained he had received no commination from anyone regarding this matter.

NEW BUSINESS:

1. Review a variance request (22-2) from Cody and Julie Davis to reduce the front yard setback of 2018 Spaulding Lane from 25 feet on the north side of the property to 16 feet; a variance of 9 feet.

Mr. Avis read the staff memo as written, then detailed a map provided which gave an overview of the site and how the proposed dwelling would be placed in relation to how the code pertains to it.

Karen Schmidt inquired about the placement of a fence, The Davis' explained that the fence would not be any further to the north than the north building line, and Mr. Avis confirmed then that the fence would meet the fence regulations.

Baker moved to approve the variance request as it was written and explained. Hatting seconded the motion.

The roll call vote was as follows: Hatting Yes, Burnell Yes,
Hammen _____, Baker Yes, Knaack Yes. The motion passed.

2. Review two variance requests submitted together from Mayflower Homes Inc and West Broad Investors LLC of the soon to be combined lots at 603-625 Broad St. The first request pertains to reducing the front yard setback on the east side of the properties from 25-feet to 12-feet, and the second pertains to reducing the front yard setback on the south side of the properties from 25-feet to 20-feet.

Mr. Avis read the staff memo as it was written, then gave an overview of the setbacks and utilized the rendering to show the reasoning for the reduction is because of a proposed gathering space and its overhang is closer to the property line than permitted.

Chairperson Burnell inquired about if any City utilities were located on the site of the proposed addition or if anything was in close proximity to any utilities. Mr. Avis displayed a utility map indicating there should be no concerns related to any utilities.

Knaack moved to approve the variance request as it was written and explained. Burnell seconded the motion.

The roll call vote was as follows: Hatting Yes, Burnell Yes,
Hammen _____, Baker Yes, Knaack Yes. The motion passed.

ADJOURN: Hatting moved to adjourn the meeting. Baker seconded the motion. The motion passed unanimously at 12:21 p.m.

ATTEST:



TYLER AVIS, SECRETARY