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

RUSSELL L.
BEHRENS
City Manager
RBehrens@
grinnelliowa.gov

P. KAY CMELIK
City Clerk/Finance Director
KCmelik@grinnelliowa.gov

WILLIAM J.
SUEPPEL
City Attorney
billjs@meardonlaw.com

Visit us at
www.grinnelliowa.gov

January 7, 2020

Re: Board of Adjustment Meeting

I want to let you know that a Board of Adjustment meeting has been set for Friday, January 24, 2020 at 12:00 p.m. in the Council Chambers at 520 4th Avenue.

A special use permit request has been received from Jim & Darlis Hawkins of 2006 Jewel Drive to approve the construction of a telecommunication tower at 2006 Jewel Drive. A variance is also requested to allow the height of the tower to be 30' 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,

Tyler Avis
Director of Building and Planning

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, Friday, January 24, 2020.

Board of Adjustment
Agenda

January 24, 2020 12:00 Noon

Roll Call: Grant _____, Hatting_____ , Van Tomme _____, Johnson_____, Hamman_____.

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: November 8, 2019 Meeting Minutes

COMMUNICATIONS:

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

2. Review the recommendation from the Planning and Zoning Commission of a request from Jim & Darlis Hawkins of 2006 Jewel Drive to approve the construction of a telecommunication tower at 2006 Jewel Drive, and make a decision to either approve, or not, a special-use permit for a telecommunications tower at this site. The telecommunication tower is intended to be utilized for private use and not general broadcasting.

3. Review a variance request from Jim & Darlis Hawkins of 2006 Jewel Drive to permit a telecommunications tower located on the property to be 30' tall, which exceeds the maximum height allowed of an accessory structure located at this property based on the height of the principal building.

ADJOURN:

P. S. Please let us know at 236-2600 if you cannot attend so we can be sure we have a quorum.

MEMORANDUM TO THE BOARD OF ADJUSTMENT

January 24, 2019 *12:00 p.m.*

Approval of November 8, 2019 Meeting Minutes

OLD BUSINESS:
None

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

2. Review the recommendation from the Planning and Zoning Commission of a request from Jim & Darlis Hawkins of 2006 Jewel Drive to approve the construction of a telecommunication tower at 2006 Jewel Drive, and make a decision to either approve, or not, a special-use permit for a telecommunications tower at this site. The telecommunication tower is intended to be utilized for private use and not general broadcasting.

3. Review a variance request from Jim & Darlis Hawkins of 2006 Jewel Drive to permit a telecommunications tower located on the property to be 30' tall, which exceeds the maximum height allowed of an accessory structure located at this property based on the height of the principal building.

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. It is believed the height of the home is 35' tall.

You are further notified that the time and place of the public hearing will be Tuesday January 24, 2020 at 12:00 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

1:30

APPEAL TO THE
BOARD OF ADJUSTMENTS

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

I (We), Jim + Darlis 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 Broad 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.

Jim Hank

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. _____

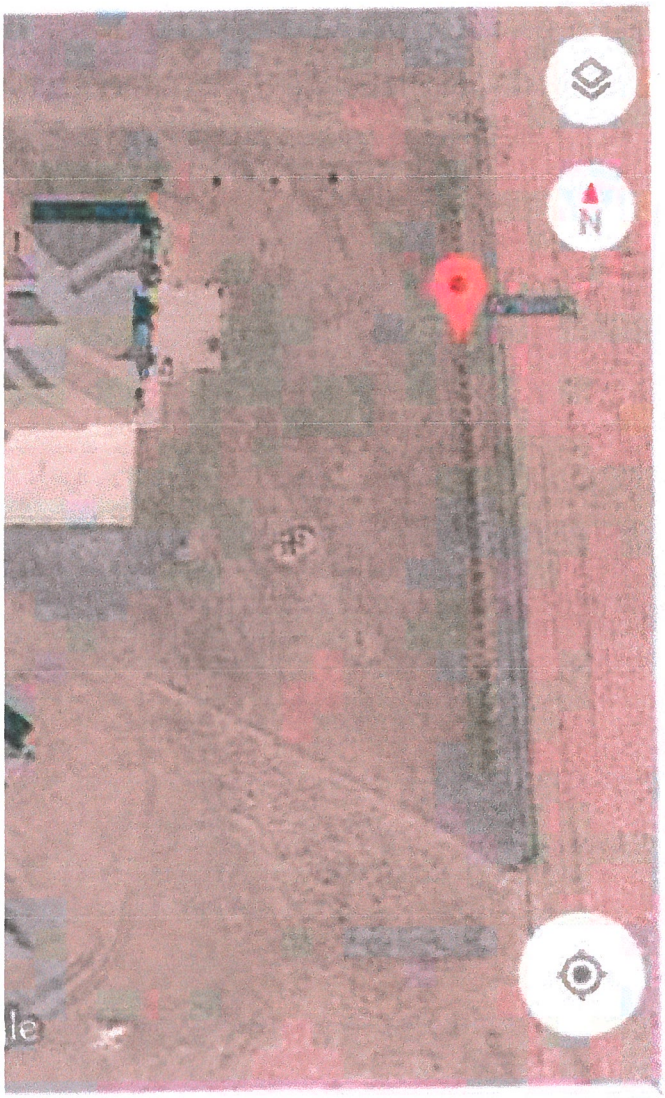
Other remarks:

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 Operation:	Non-structural
ni Antenna Mount Material:	Aluminum



nna

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

n my Sprint Samsung Galaxy S9.

January 7, 2020

Dear Property Owner:

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

MAYOR

Dan Agnew
mayor@grinnelliowa.gov

CITY COUNCIL

BYRON HUEFTLE-WORLEY
At—Large

JIM WHITE
At—Large

JULIE HANSEN
1st Ward

JO WRAY
2nd Ward

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3rd Ward

SONDRA BURNELL
4th Ward

ADMINISTRATION

RUSSELL L. BEHRENS
City Manager
citymanager@grinnelliowa.gov

WILLIAM J. SUEPPEL
City Attorney
billjs@meardonlaw.com

P. KAY CMELIK
City Clerk
cityclerk@grinnelliowa.gov

Visit us at
www.grinnelliowa.gov

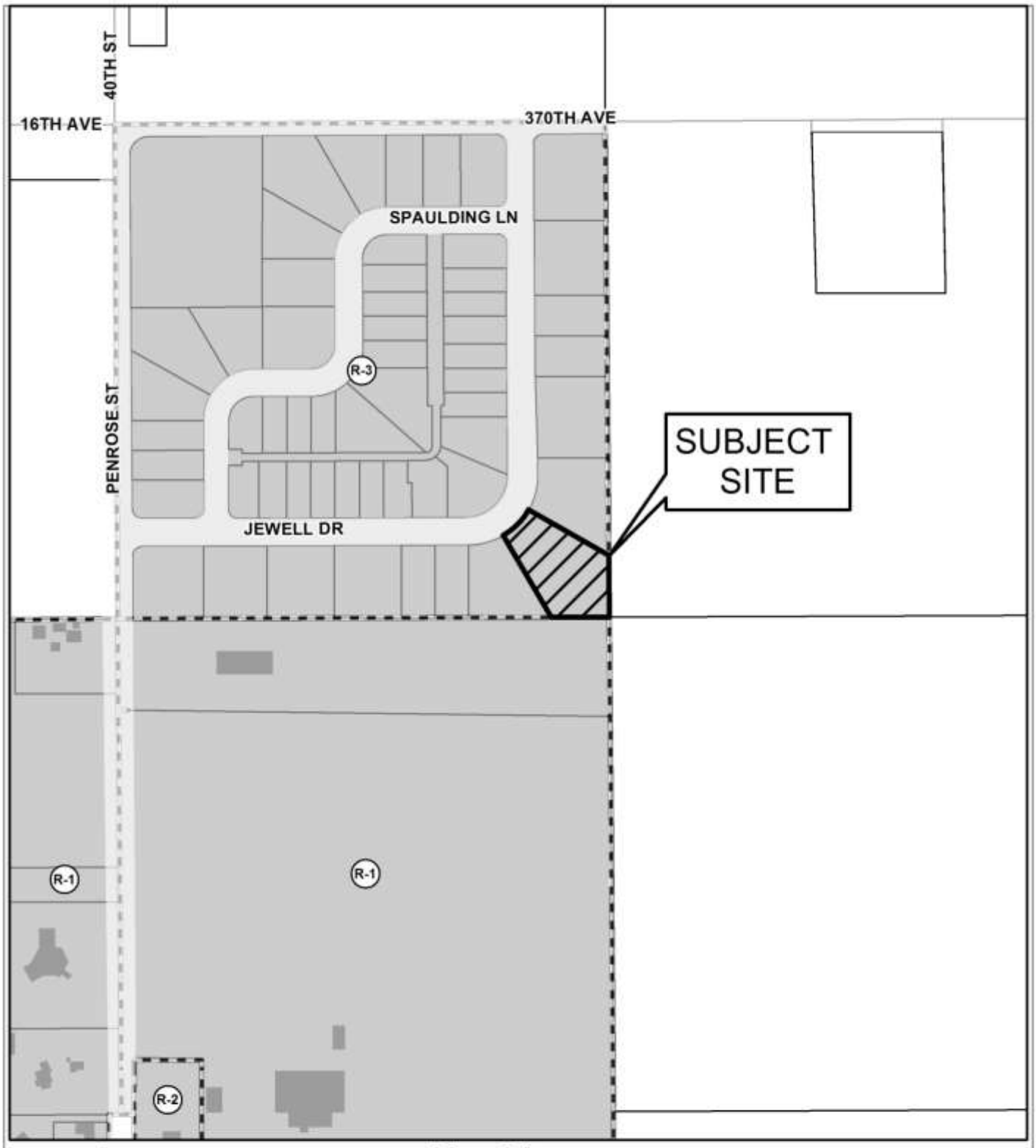
A special use permit request has been received from Jim & Darlis Hawkins of 2006 Jewel Drive to approve the construction of a telecommunication tower at 2006 Jewel Drive. A variance is also requested to allow the height of the tower to be 30' tall.

You are receiving this notice because you are located within 200 feet of the property this special use permit application pertains to.

The meeting regarding this application will be discussed at the Board of Adjustment meeting at 12:00 p.m., on Friday January 24, 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.

Sincerely,

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



Hawkins
Special Use Request

Grinnell
Jewel of the Prairie

Parcels
City of Grinnell Zoning
Building Footprint

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

Date: 01/07/2020

0 155 310 620 Feet

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, Friday, November 8, 2019.

MINUTES OF THE BOARD OF ADJUSTMENT

APPEAL 19-1 (Rehearing) November 8, 2019

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

Roll Call: Hatting___P___ , Van Tomme _P____,Johnson___P___,Hammen___P___.

APPROVAL OF AGENDA:
Grant asked if any changes were needed of the agenda. None were observed. Hammen motioned to approve the agenda. Johnson seconded the motion. The Agenda was approved unanimously.

APPROVAL OF MINUTES:
Grant asked if any changes were needed of the minutes. The date change of 2018 to 2019 was recommended. Van Tomme made a motion to approve the minutes, Hatting seconded the motion. The Minutes were approved unanimously.

COMMUNICATIONS:
Grant requested if there were any communications, Avis explained that no phone calls or emails were received, but there was one letter submitted by Mr. and Mrs. Moorman of 602 11th Ave stating they were opposed to a variance being granted. The Board members reviewed the letter submitted.

NEW BUSINESS:

1. Re-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.

Grant asked for questions or discussion on the matter from the Board.

Board member Hammen discussed his view of the background of the situation in general. He stated that although he had discussed the issue with some neighbors of the area and they had expressed that they did not like the structure, to him, that is not ultimately what decides whether or not a variance is granted. He stated that currently the building's placement and setbacks all do meet City Regulations, with the exception of the height. He stated that plans were submitted and approved, but did ask if the height was stated on the permit, and found that it was not. He also discussed whether or not the applicant understood what the height limitation was, and found that there was communication between the applicant and the Building and Planning Director which described those regulations. Hammen then stated he would like to know if the applicant knew the

building was going to be over the maximum allowed height when the plans were submitted. Hammen then asked Tyler Avis if the applicant knew the height of the building was only supposed to be as tall as the house.

Mr. Avis responded that he didn't believe a specific measurement was ever stated that the structure could not be taller than, but that in August of 2018 the applicant received by email the zoning regulations which identify the maximum height of an accessory structure. Mr. Avis stated that he believed that in his view that Mr. Peiffer and the applicant were both under the impression that the structure would meet all of the stated regulations in the code.

Mr. Hammen asked if it would be normal for a permit to be issued that included that information stated on the permit.

Mr. Avis stated the information related to setbacks and height are brought up during conversations leading up to the permit being issued and generally are not on the permit itself. Avis then explained that some projects take more communication from the homeowner to express potential uses which might increase the overall height, like over-head storage for example. Avis then explained that he believed there was no disconnect in communication between him and the applicant, but that the tool used to identify the height of the structure gave an incorrect measurement, showing the principle building to be taller than it actually was.

Mr. Hatting asked Mr. Avis when was that analysis completed to determine the height of the structure.

Mr. Avis explained it would have been done before the permit was issued but after the plans were submitted, likely April 3rd or April 4th.

Mr. Hatting asked Mr. Avis what was utilized to determine heights of structures before using this tool.

Mr. Avis explained that this is the first instance where he believes the tool has failed, and before using this tool it would have been manually or physically measured.

Mr. Hammen stated that he was a business owner for over 30 years, and did have equipment fail, but he never used the excuse for something going wrong to blame the equipment, which meant that he had to eat it, and make the situation right. He then stated that he believes there was negligence on both parties. He stated that he didn't believe the permit issued stated the maximum height the structure could be, but the applicant may have understood how tall the structure would be ahead of time and might have taken advantage of the situation.

Mrs. Van Tomme stated that in the memo provided it was expressed that on April 9, 2019 when construction began, Mr. Avis stopped and noticed that the structure appeared too tall, and if that was the case, they needed to stop. Mrs. Van Tomme asked why that fell

through the cracks, and did the construction crew really know how tall the structure was supposed to be.

Mr. Avis explained the events that happened during the inspection on April 9 as they were written in the memo.

Nicholas Peiffer stated that at the last meeting, Mr. Avis never said that the construction crew would need to stop if it was taller than the house.

Mr. Avis explained again what was written in the memo, which was that if it was found that the peak of the structure would be taller than the house then the crew would need to stop as something else will have to be figured out.

Chairperson Grant stated that she did remember Mr. Avis all along saying that if it was taller than the house that they needed to stop.

Patrick Mahaffey of 1321 Michael Avenue, representing the Applicant stated that he would like to clear up some of the factual background and then present the legal portion that the Board has had presented to them. Mr. Mahaffey explained that in August of 2018 the Applicant had ongoing discussions with Mr. Avis about a garage being built on a property he may be purchasing and all of the regulations for the Zoning chapter were given to Mr. Peiffer. In November of 2018 Mr. Peiffer purchased the lot to the north for where the proposed garage would be constructed. March 28, 2019 he received a map showing the setbacks for where a potential building could be located. On April 4, 2019 a Residential Accessory Building Permit was issued that included a copy of the blueprints for the structure. The City reviewed and granted a permit based on what was presented and Mr. Peiffer paid $912.38 for that permit. On April 5th and 6th of 2019 Earthworks began site work to prep the area for the structure to be built. April 9th Horizon Homes began the construction of the structure. April 13th the project had a stop work order placed upon it for failure to meet the height regulations of the City's Zoning regulations. Mr. Mahaffey explained that at the time of the permit being issued the applicant gave the necessary documentation from the contractor on the parameters of the building to be built, and the applicant proceeded with his contractors and obtained significant cost by going forward. On June 3, 2019 the Board of Adjustment met and ruled to deny the motion to approve a variance to the height requirements. Mr. Mahaffey explained that the issue in front of the Board is relating to the authorization of a variance upon appeal in specific cases such a variance from the terms of this chapter as will not be contrary to the public interest where, owing to special conditions, or a literal enforcement of the provisions of this chapter would result in unnecessary hardship. Mr. Mahaffey argued that the variance request by Mr. Peiffer was not contrary to the public interest, and that there are numerous areas in Grinnell were variances have been granted, and no such reason was given that indicated it would be contrary to public interest. Mr. Mahaffey argued that there would be little logical reason to believe that a garage being 3 ½ feet taller than the house on this lot impacts the public. Mr. Mahaffey continued to explain that the second part of a variance request needs not to be owing to special conditions, and that Mr. Peiffer reached out to the City and received the information and the permit was

granted based on the documentation presented, and no work was started until the permit was granted. Mr. Mahaffey explained that this is not a typical situation where an individual comes to the City with a permit and it's appealed or denied, but that many conversations were had and documentation was submitted to verify the City regulations would be met, and a permit was granted. Mr. Mahaffey continued to argue that the third portion of a variance must indicated the literal enforcement of the code would not result in an unnecessary hardship, and ultimately was the issue at hand in that a contractor was hired, funds were paid, and by the City issuing a stop-work order Mr. Peiffer was burdened by the City's mistake. Mr. Mahaffey continued to comment about potential resulting damage from the structure being exposed to the elements as a result from the stop-work order being placed, all not the result from Mr. Peiffer himself. Mr. Mahaffey then explained that Mr. Peiffer did offer to lower the structure to be not more than one foot taller than the house, but that proposal was not accepted by the Board. Mr. Mahaffey continued that the decision made by the Board at its last hearing does not meet the standards of the law, does not support the legal precedent in the court, and addressed comments made by the letter from Mr. and Mrs. Moorman, stating that Mr. Mahaffey is also a tax payer of the community and that the City is going to have a lot of trouble and difficulty if they aren't supportive of people who go through the right process, want to have their business in the City, want to live in the City, and then are turned away because of a mistake by the City. Mr. Mahaffey continued to address a comment about how rules are rules, which he agreed with, but stated that if the speed limit is 55, and he is told by an officer he can go 60, but a week later is pulled over for going 60 after being told he could does that seem fair, and that is was this situation is about.

Chairperson Grant asked who denied Mr. Peiffer the solution from not being able to lower the structure a few feet as was previously proposed.

Mr. Mahaffey stated it was offered to the City through communications.

Mr. Hatting stated he thought it would be about 6 inches taller than the house.

Mr. Mahaffey explained how the Moorman letter expressed concern of the equipment being out, and whether or not the equipment would be located in the garage, Mr. Mahaffey stated he doesn't believe they have any knowledge whether or not that would be a fact as the garage hasn't been finished, and that if they don't want equipment sitting out, then they should also take issue with people parking vehicles in their own driveway, and that Mr. Peiffer was doing this with the intent to make sure that all of the equipment would be located inside the structure and follow the parameters of the regulations.

Mr. Hatting asked about a letter submitted addressing six points relating to home occupation regulations and wanted to clarify if the name of the business is 4 Seasons Lawn Care and Snow.

Mr. Peiffer stated that it is.

Mr. Hatting asked what the business does.

Mr. Peiffer stated they do mowing, lawn care, and snow removal.

Mr. Hatting asked what the current business address is.

Mr. Peiffer said 1529 West St and that letter is outlining the home occupation regulations.

Mr. Hatting asked if there is any other location where business is done.

Mr. Peiffer stated that is the only address for the business.

Mr. Hatting requested Mr. Avis display a photo of the site but was unable to. Mr. Hatting then asked how many vehicles and trailers does the business own or lease.

Mr. Peiffer stated he doesn't see the relevancy in the question.

Mr. Mahaffey stated he doesn't see what that question had to do with the variance of a garage.

Mr. Hatting stated its going to go back to another question, and then continued that in the letter submitted outlining the home occupation regulations Mr. Peiffer expressed that Mr. Peiffer owns the company, and stated the relevance of the question pertains to the number of lawn mowers, pickups, several pieces of equipment, all for only a one employee company, and he stated he is questioning that. Mr. Hatting asked how many 1099 employees are in the business.

Mr. Mahaffey stated that the number of employees is not relevant to the issue of a variance, and stated that Mr. Peiffer doesn't have to answer that question, and questions should be related to the height of the structure.

Mr. Hatting asked Mr. Avis if the variance would be granted, and the City determined that it was non-compliant with the home occupation regulations, what would happen.

Mr. Avis explained that if that situation presented itself then the property would not meet the zoning regulations, so the City would have to move forward with likely going through the Court to state that this property does not meet the zoning regulations, and a type of cease and desist order be issued.

Mr. Mahaffey stated that Mr. Peiffer is not incorporated and there is no legal business establishment, and that 4 Seasons Lawn Care is the name of the business he goes by to perform lawn care and snow removal.

Mr. Hatting stated he believes that it may be true that Mr. Peiffer is the only employee but he believes there are likely 1099 individuals associated with the business. He continued that if they are not then they may be independent contractors. He stated that Mr. Peiffer may pay people that work for him as independent contractors, but he suspects that these individuals may be coming and going out of that business location, and if a

business is running a lawn care or snow removal business, and he could understand that if he was a primary business owner that there would be spare tools or equipment, but when there are 4 lawn mowers and multiple pickups, trailers, and other machinery, he believes there is more than what is being identified by the applicant which is suspicious.

Mr. Mahaffey stated suspicion doesn't hold up in a court of law and the applicant followed the procedures to be granted a variance.

Mr. Hating stated that the question as to how many 1099 employees there are associated with this business will be unanswered then.

Mr. Mahaffey stated that he doesn't have to and it has nothing to do with this issue. He stated if there needs to be a separate hearing or inquiry for that then the City can but it is not relevant to the issue at hand and it is improper for the Board member to be focusing on that issue when that's not what is in front of the Board.

Mr. Hatting stated that if improper is what they want to go with then he asked to address the evening after the Board met to first hear the matter on June 4, 2019. He stated that on June 5, 2019 someone drove through his property and did the same to Todd Hatting's yard.

Mr. Mahaffey stated that the Board member is allegedly accusing Mr. Peiffer of that action and requested that the Board member be suspended from voting on the issue at hand as it is improper to suggest Mr. Peiffer did any type of criminal activity with no police report.

Board Member Johnson stated that he is new to this and is a new member as well, but what the applicant was just accused of was inappropriate, biased, and that Mr. Hatting in his opinion cannot vote on the issue at hand fairly. He stated an unbiased view of the situation is needed to make a decision related to both what Mr. Peiffer and the City have done in this matter; the Board members need to be fair. He continued that this meeting is not the place to bring that issue up and instead going to court or filing a police report should have been completed, and what occurred is not fair. Mr. Johnson continued that he may be biased as he knows Mr. Peiffer personally so he may not be fair, but the Board cannot go down the road that they were headed and be accusatory and biased.

Mr. Hating asked Mr. Johnson if he had ever been asked to work for Mr. Peiffer.

Mr. Johnson stated that he was asked about pushing snow, and that he would do it, but stated that seems irrelevant as Mr. Peiffer is a private individual that owns a company, is the sole employee but may have people help him from time to time, and in regard to the equipment he owns, Mr. Johnson said the he mows his and his neighbor's yard and he has all kind of equipment, and he believes the amount of equipment that Mr. Peiffer has to perform the duties necessary is just pertinent to Mr. Peiffer with the labor involved in the work. Mr. Johnson then stated that he would like to get back to the issue of whether or not a variance is going to be issued or not relating to this request and added that he agrees

that there will likely me no impact to the public, and he even lives in the neighborhood. He continued that what is worse is leaving the skeleton and all the equipment visible.

Mrs. Grant asked if there are any other comments.

Mr. Peiffer asked if that was supposed to be intimidating.

Mrs. Grant asked if any other comments are to be heard.

Dean McClelland of 603 11th Ave asked what good is a building permit if someone changes their mind on what they would like to construct after plans are submitted and approved.

Mr. Avis stated that if everyone will look at the plans submitted, the wall height of the structure is shown on the plans, but the height of the trusses is not present. He continues that in the conversations had between him and Mr. Peiffer, that the structure would meet all of Grinnell's regulations on accessory structures. There were multiple conversations on the placement of the building, how close it could be to the street, and conversations on exactly how it would need to be built to meet the code, and he believed everything was in agreement between the two of them. He stated an issue was found after construction was began.

Mr. McClelland stated the City has an ordinance on the pitch of roofs.

Mr. Avis stated there is no such ordinance.

Mr. McClelland asked what happened down by the 'chicken shop.'

Mr. Avis stated he doesn't know what Mr. McClelland was referring to but it sounds like it's completely unrelated to this matter at hand being discussed. He continued that the plans do show the pitch will be 4:12 units but no measurement is present which shows the full height of the structure from foundation to the roof peak.

Sandra Gray of 1520 West St stated that she supports the project and that Mr. Peiffer owns a business that contributes to Grinnell's economy and the buildings proposal would be attractive, professionally completed, and would store all the equipment. She continued that the house located on the lot previously was deteriorating and an eye sore and she believed that all the requirements were followed. She stated she doesn't believe the structure will be an eyesore and it will improve the attractiveness of the town.

Mr. Hammen stated that he still believes there is joint negligence between all the parties involved, but with everything involved, he made a motion to approve the variance.

Mr. Johnson seconded the motion.

Roll Call votes were as follows: Hatting: _N_. Van Tomme: _Y_. Johnson: _Y_, Hammen:_Y,_ Grant:_Y_. The motion to approve a variance of the height requirement of a garage at 1533 West St. Was approved 4-1.

ADJOURN: Van Tomme moved that the meeting be adjourned. The motion was seconded by Hatting. The motion passed unanimously and the meeting was adjourned at 12:44.

_____
TERESE GRANT, CHAIR

ATTEST:

_____
TYLER AVIS, SECRETARY

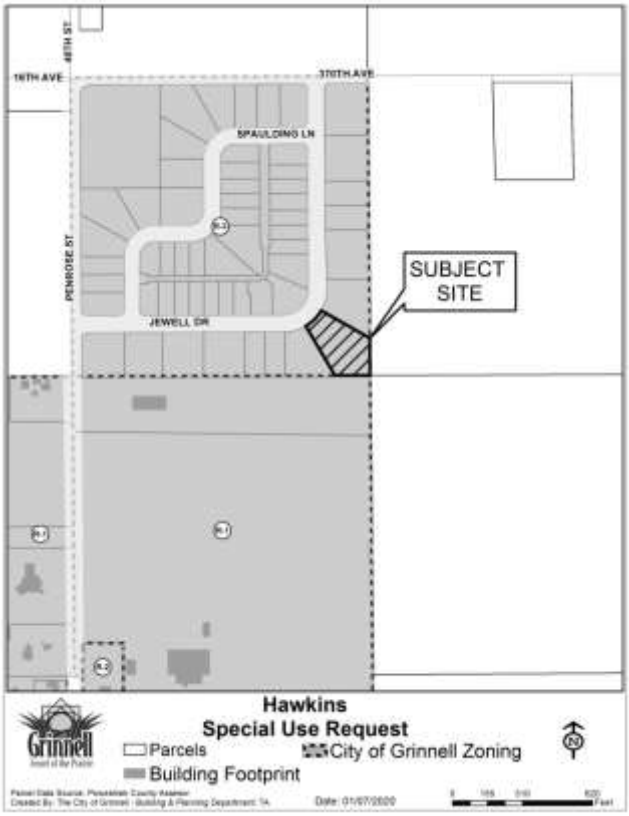
PUBLIC NOTICE

The Board of Adjustment of the City of Grinnell will meet on January 24, 2020 at 12:00 p.m. in the Council Chambers of the City Hall at 520 Fourth Avenue Grinnell, Iowa to review a special use permit request from Jim & Darlis Hawkins of 2006 Jewel Drive to approve the construction of a telecommunication tower at 2006 Jewel Drive. A variance is also requested to allow the height of the tower to be 30' tall.

BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING

Notice is hereby given that a special use permit request has been received from Jim & Darlis Hawkins of 2006 Jewel Drive to approve the construction of a telecommunication tower at 2006 Jewel Drive. A variance is also requested to allow the height of the tower to be 30' tall.

You are further notified that the time and place of the public hearing will be Friday January 24, 2020 at 12:00 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.

Tyler Avis
Director of Building & Planning

Legal Notice
Publish: 1-9-2020