

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.

MINUTES OF THE BOARD OF ADJUSTMENT

Special-Use Permit 20-1

January 24, 2020

The meeting was called to order by Chairperson Grant at 12:14pm.

Roll Call: Hatting A, Van Tomme P, Johnson A, Hammen P

Also present: Tyler Avis. Jamison Brus.

APPROVAL OF AGENDA:

VanTomme motioned to approve the agenda. Hammen seconded the motion. The Agenda was approved unanimously.

APPROVAL OF MINUTES:

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

COMMUNICATIONS:

Grant requested if there were any communications. Avis explained that that the Planning and Zoning Commission made a recommendation to the Board to disapprove the Special-Use Permit request. Avis provided the Board with copies of the minutes of the Commission meeting and read the staff report as written.

NEW BUSINESS:

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

Election of Chairperson: Hammen nominated Grant as Chair. VanTomme seconded the motion. Motion passed unanimously.

Election of Vice-Chairperson: VanTomme nominated Hammen. Grant seconded the motion. Motion passed unanimously.

Election of Secretary. The Board elected to maintain Tyler Avis as the Board 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.

Chairperson Grant asked if anyone would like to speak either for or against the request.

Karen Schmidt stated she was at the Commission meeting and that she was representing the Homeowner Association of the interior lots and that her and 20 other owners were opposed to the special-use permit being granted.

Dave VanderLinden stated that he had confirmed with the owners of the 28 exterior lots and the majority of them also expressed they are in opposition to the request.

Julie Gosselink stated that she was also against the request.

Jim Hawkins, stated that the diameter of the pole is less than what was anticipated, roughly the same size as a flag pole, and that it could be placed closer to the house and also be shorter as an option if the Board was willing to consider.

Mr. Hammen stated that because of the opposition in the neighborhood as well as the recommendation from the Commission to deny the request, he feels that the Board should strongly consider the input being provided, and that this may not be a location where a telecommunications tower is appropriate.

Mr. Hammen motioned to deny the request for a special-use permit at 2006 Jewel Dr for a telecommunications tower to be installed. Ms. VanTomme seconded the motion. Roll call vote was as follows: Grant Yes, Van Tomme Yes, Hammen Yes. The motion was passed unanimously.

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.

Chairperson Grant stated that since the special-use permit was denied, no variance is possible.

ADJOURN: VanTomme moved to adjourn the meeting. Hammen seconded the motion. The motion was passed unanimously at 12:30 p.m.

TERESE GRANT, CHAIR

ATTEST:



TYLER AVIS, SECRETARY