

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, May 10, 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

22-1

May 10, 2022

The meeting was called to order by Chairperson Burnell at 12:00 pm.

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

Also present: Tyler Avis,

APPROVAL OF AGENDA:

Baker made a motion to approve the agenda. Hammen seconded the motion. The Agenda was approved unanimously.

APPROVAL OF MINUTES:

Hammen 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 (22-1) from Bolton and Mink on behalf of Merge Development for 1020 Main St requesting a variance from the minimum height that the finished floor elevation shall be no less than three (3) feet from grade for a residential unit in the C-3 Zone of Confluence Zoning District. The request is that the floor elevation be 2 feet 6 inches.

Burnell asked for Mr. Avis to read the staff memo, and Mr. Avis read it as it was written. He also added that the regulations that currently are in place for the C-3 District are currently in a kind of 'living' form, in that it was generally believed that the first few new structures to be built in this area per the new regulations would work to massage out what may be more or less practical, and there was never any rhyme or reason that 36 inches was a steadfast number for this specific issue, and further explained how requiring the first floor height to be a distance above grade simply is to provide security/privacy for those tenants.

Hammen inquired about the general layout of the proposed building, and Mr. Avis showed the Board and attendees a rendering provided by the applicants which gave a simple view of what this is proposed to be constructed to.

Burnell asked if the applicants had anything they would like to present to the Board, and they simply explained that they do appreciate that there is a requirement for this in place and that it has been codified as they do believe that it is greatly beneficial. They also further explained that some Cities have a requirement of 30, 36, or 42 inches for this height, and the ultimate reason they were seeking a 6-inch variance was so that the patio entryways to the residential units would not have to have guardrails installed, which would allow them to be more open and visible.

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

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

ADJOURN: Hammond moved to adjourn the meeting. Baker seconded the motion. The motion passed unanimously at 12:14 p.m.

ATTEST:



TYLER AVIS, SECRETARY