

**POTTAWATTAMIE COUNTY
BOARD OF ADJUSTMENT MINUTES
WEDNESDAY, FEBRUARY 27, 2019
SUPERVISORS' HEARING ROOM-COUNTY COURTHOUSE
227 SOUTH 6TH STREET, COUNCIL BLUFFS, IOWA**

1. CALL TO ORDER

Chairman White called the meeting to order at 5:30 P.M.

2. ROLL CALL

Members Present: Genereux, Huerter, Pierce, Fox, White
Staff Present: Kalstrup, Wyant

3. MINUTES

Motion #1: to approve the Minutes of September 26, 2018
Motion by: Pierce.
Second by: Huerter.
Vote: Unanimous. Motion carried.

4. ELECTION OF OFFICERS

- Chairman
Pierce nominated White for Chairman, which was seconded by Huerter.
White declined.
Pierce nominated Genereux for Chairman, which was seconded by Huerter.
By acclamation, Genereux was elected Chairman of the Zoning Board of Adjustment for 2019.

- Vice-Chairman
Pierce nominated Fox for Vice-Chairman, which was seconded by White.
By acclamation, Fox was elected Vice-Chairman of the Zoning Board of Adjustment for 2019.

6. 2019 MEETING SCHEDULE

Motion #2: to approve the 2019 Meeting Schedule
Motion by: White.
Second by: Pierce.
Vote: Unanimous. Motion carried.

7. PUBLIC HEARING

The Chairman read a statement advising the audience that the public hearings would be conducted in accordance with the Board's Rules of Procedure.

CASE #CU-2019-01

PROPERTY OWNER: Michael E –Sandra J McManigal
REQUEST: Conditional use approval to permit a commercial dog kennel (grooming and boarding) in a class A-4 (Loess Hills) District.
TOWNSHIP: Hazel Dell
STREET: 22797 Valley Ln
LEGAL DESCRIPTION: 31-76-43 S790' N1850' E240' E1/2 W1/2 NE & STRIP ADJ ON E IN E1/2 NE PARCELS A

Motion #3: to open the public hearing on Case #CU-2019-01.
Motion by: White.
Second by: Pierce.
Vote: Unanimous Vote. Motion Carried.

Motion #4: to close the public hearing on Case #CU-2019-01.

Motion by: Fox.
Second by: White.
Vote: Unanimous Vote. Motion Carried.

Motion #5: to approve the request of Sandra McManigal for conditional use approval to permit a commercial dog kennel (grooming and boarding) in a class A-4 (Loess Hills) District, as filed under Case #CU-2019-01, subject to the following conditions:

1. The kennel owners agree to maintain the 200 foot separation distance to adjacent property owner's dwellings.
2. The kennel owners shall follow the manure plan as stated – all manure created is bagged and removed by a collection company once a week.
3. The number of dogs shall be limited to ten (10) dogs on the premises at one time.
4. Signage shall be required to comply with Chapter 8.090.030.06.
5. The applicant shall secure approval through the County Building Code Division to ensure that that the structural modifications comply with the Pottawattamie County, Iowa, Building Codes.

Based on the following finding of facts:

1. The subject property is located in the A-4 (Loess Hills) District. The County Zoning Ordinance, which is adopted in conjunction with the Land Use Plan, stipulates that the proposed land use is a permitted conditional use in the A-4 District.
2. The subject property is located in an area where rural acreages are common. The commercial kennel is not foreseen to have any negative impact on area properties.
3. The existing road system is adequate to accommodate this activity.
4. The aforementioned conditions will minimize any potential adverse impact on adjoining properties.

Motion by: White.
Second by: Pierce.
Vote: Ayes – Fox, Huerter, Genereux, Pierce, White. Motion Carried.

8. ADJOURNMENT

Motion #6: to adjourn.
Motion by: Huerter.
Second by: Fox.
Vote: Unanimous. Motion carried.

The meeting was adjourned at approximately 5:53 P.M.

APPROVED: _____

Mike Genereux, Chairman

Date

ATTEST: _____

Matt Wyant, Planning Director
Planning & Development