

**POTTAWATTAMIE COUNTY
BOARD OF ADJUSTMENT MINUTES
WEDNESDAY, MAY 22, 2019
SUPERVISORS' HEARING ROOM-COUNTY COURTHOUSE
227 SOUTH 6TH STREET, COUNCIL BLUFFS, IOWA**

1. CALL TO ORDER

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

2. ROLL CALL

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

3. MINUTES

Motion #1: to approve the Minutes of April 24, 2019
Motion by: Jensen.
Second by: Pierce.
Vote: Unanimous. Motion carried.

4. PUBLIC MEETING

CASE #ZV-2019-02

APPLICANT: Cole Rupiper
REQUEST: A 50' front yard setback variance to allow the construction of a pole building with a front yard setback of 25' in lieu of 75'.
TOWNSHIP: Boomer
STREET: 19337 Shadow Ave
ZONING: A-4
LEGAL DESCRIPTION: 29-77-43 LT 4 SW NW

Motion #2: to table the public meeting on Case #CU-2019-01 until June 26, 2019. .
Motion by: Fox.
Second by: Jensen.
Vote: Unanimous Vote. Motion Carried.

5. 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 #ZV-2019-13

APPLICANT: Ronny E – Beverly M Dickinson
REQUEST: A 3'4" height variance to allow the construction of a detached garage with a height of 25'4" in lieu of 22'.
TOWNSHIP: Garner
STREET: 17664 Edgewood Rd
ZONING: R-2
LEGAL DESCRIPTION: 27-75-43 PT SE NE COMM 106.68'W NE COR TH SE409.98'
S548.65' W150' N380'W224.06'WLY176.79'NWLY603.92' E715.36'TO
POB

Motion #3: to open the public hearing on Case #ZV-2019-13.
Motion by: Fox.
Second by: Jensen.
Vote: Unanimous Vote. Motion Carried.

Motion #4: to close the public hearing on Case #ZV-2019-13.
Motion by: Jensen.

Second by: Huerter.
Vote: Unanimous Vote. Motion Carried.

Motion #5: to approve the request of Ronny E – Beverly M Dickinson for a 3'4" height variance to allow the construction of a detached garage with a height of 25'4" in lieu of 22', as filed under Case #ZV-2019-13, subject to the following conditions:

1. The proposed building shall be setback at a minimum of 25 (twenty five) feet from the side yard and 50 (fifty) feet from the rear yard.
2. The applicant shall secure FAA approval prior to construction.

Based on the following finding of facts:

1. The applicants' lot size of 9.95 acres is sufficient to support the proposed structure.
2. The property is not in a platted subdivision.
3. The subject building is not going to be used for any a secondary residence.
4. The aforementioned facts reduce the potential visual and aesthetic impacts on the line of sight for which the height restriction was adopted.

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

6. ADJOURNMENT

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

The meeting was adjourned at approximately 5:50m
P.M.

APPROVED: _____
Mike Genereux, Chairman Date

ATTEST: _____
Matt Wyant, Planning Director
Planning & Development