

MINUTES
MARSHALLTOWN BOARD OF ADJUSTMENT
MAY 17, 2016

Call to order: 5:00 PM

Members Present: Kevin Hitchins, Chair, David Schulze, Kelli Thurston, G. Ward Miller and Bob Wenner

Members Absent: None

1. Approval of Agenda –

Motion to approve by Wenner, second by Schulze. Motion Carried 5-0.

2. Review and approval of minutes from 3/15/16

Motion to approve by Wenner, second by Thurston. Motion Carried 5-0.

3. PUBLIC HEARING: Special Use Permit request for Interstate Power and Light for a utility substation to be located on the south side of Iowa Avenue West just west of Theisen's on the southern portion of parcel 8318-15-226-009

Spohnheimer presented the request along with Alliant Energy representation requesting approval of a Special Use Permit to construct a new substation on the southern portion of a lot west of Theisen's. The Plan Zoning Commission reviewed the request and recommended approval. The applicant discussed that this would help in the overall reduction in the number of substations throughout town. Staff discussed that the S. 8th Street extension would be put in at the time of construction. Board members discussed buffering and lighting. No public comment received.

Motion by Schulze. Second by Wenner to approve the Special Use Permit request with the condition that buffering would be installed on the north and that the lighting would be directed and non-pollutant. Motion Carried 5-0.

4. PUBLIC HEARING: Sidewalk Deferment request for Interstate Power and Light for frontage along a new lot associated with the utility substation to be located on the south side of Iowa Avenue West just west of Theisen's on the southern portion of parcel 8318-15-226-009.

Spohnheimer presented the request for the sidewalk deferment related to the previously discussed property. The Alliant representative discussed that pedestrian travel is not encouraged in this instance since S. 8th Street will not be extending any further south. Spohnheimer explained that in the future should S. 8th Street extend South over Hwy. 30 the City could require the walk be installed. Sidewalk will be required on the remaining land to the north when it is developed. Plan Zoning Commission recommended approval. No public comment received.

Motion by Wenner to approve the Sidewalk Deferment request as presented. Second by Schulze. Motion Carried 5-0.

5. PUBLIC HEARING: Sidewalk Deferment request for Steve May for the property located at 2001 W. Olive Street.

Spohnheimer presented the request from Steve May. Mr. May is building a new home on W. Olive Street where there is not curb and gutter and there is an open ditch causing grade issues. Plan Zoning Commission recommended approval of the request. No public comment received.

Motion by Miller to approve the Sidewalk Deferment request as presented. Second by Thurston. Motion Carried 5-0.

6. PUBLIC HEARING: Home Occupation Special Use request for Debra Baskerville, Selective Style Salon for the property located at 1110 Westwood Drive.

Spohnheimer presented the Home Occupation request being made by Debra Baskerville. Ms. Baskerville recently purchased this home and would like to relocate her business to the new address. She indicated to the board that she sent letters to all the surrounding neighbors. Thurston disclosed

that she had been involved with the sale but that the transaction had closed and there was no outstanding conflict. Spohnheimer did present a written public comment received from Dennis Zmolek concerned about increased traffic. No other public comments received.

Motion by Thurston to approve the Home Occupation Special Use Permit request as presented. Second by Wenner. Motion Carried 5-0.

With no further business the Board adjourned.

Respectfully submitted,
Michelle Spohnheimer, Housing & Community Development Director