

MINUTES
MARSHALLTOWN BOARD OF ADJUSTMENT
AUGUST 18, 2015

Call to order: 5:00 PM

Members Present:
G. Ward Miller, Chair
David Schulze
Bob Wenner

Members Absent:
Kelli Thurston
Kevin Hitchins

1. Approval of Agenda –

Motion to approve by Wenner, second by Schulze. All Aye. Motion Carried.

2. Review and approval of minutes from 07/21/15

Motion to approve by Hitchins, second by Wenner. All Aye. Motion Carried.

3. Special Use Permit – Verizon Wireless – 1308 E. Olive Street (Fair Grounds).

Public hearing declared open

Justin Anderson present representing Verizon. He presented information related to the proposed tower. The proposal is to construct a 130' tower with an 8' lightning rod. It will be a monopole design in a 50' x 50' leased area. Spohnheimer indicated receiving only one call for information, they had no objections.

Public hearing closed. Motion to approve the request as presented provided by Hitchins. Second by Schulze. All Aye. Motion Carried.

4. Special Use Permit – Hogeland Auto Plaza – 1406 E. Main Street.

Public hearing declared open

Lonnie Hogeland was present to request a special use permit to allow construction of a single family residential unit replacing the existing house his father lived in until recently. Spohnheimer discussed that the Plan Zoning Commission met and discussed the proposal which resulted in a 2-2 vote.

Discussion amongst the Board included review of the language associated with the definition of redevelop. The board commented that redevelop could be considered utilizing a single wall, part of the foundation or even working off of an addition such as a garage. Comments by the board indicated that complete demolition without any reuse would not constitute redevelop based on the zoning definition.

The applicant discussed tabling the request in order to consult with his builder about options.

Motion by Schulze to Table the request and continue the Public Hearing to the next meeting on September 15, 2015. Second by Hitchins. All Aye. Motion Carried.

Spohnheimer indicated next meeting would be September 15, 2015.

With no further business the Board adjourned.

Respectfully submitted,

Michelle Spohnheimer, Housing & Community Development Director