

**MINUTES
ZONING BOARD OF ADJUSTMENT
OCTOBER 7, 2014
5:30 P.M.
CITY HALL COUNCIL CHAMBERS**

ITEM 12D

Present: Allen Harvey, Jim Edgmond, Larry Wolf, and Rochelle Conway

Staff Present: Andrew Fangman, City Planner
Adam Thompson, Community Development Coordinator
Stephanie Oien, Office Coordinator, Community Development

Chairperson Harvey called the meeting to order at 5:30 p.m.

Minutes: Edgmond motioned to approve the minutes from the September 2, 2014, meeting; seconded by Wolf. All ayes, motion carried.

Conditional Use Case #267, filed by Chris Wildasin of Truck and Auto Repair, to repair storm damage to an existing structure at 1515 Gobble Street. A flood plain development permit is required as the structure is located in the flood plain. Chris Wildasin was present to discuss his request. He explained that the building was damaged in a storm in June. This building is located in the flood plain. The repair estimate is less than 50 percent of the building value. According to City Planner Andrew Fangman this work requires a Flood Plain Development Permit (FPDP) for the City's Flood Plain Development Program. Fangman explained that the damaged portion is not in the flood plain however he had contacted Iowa Department of Natural Resources for clarification. IDNR informed him that a FPDP would be required. Wildasin explained that while making the repairs they will add an 8x10 foot addition. Edgmond asked if there would be any change in the building footprint that is located within the flood plain. Wildasin replied there would not be any change within the flood plain. Fangman stated that the staff supports the request. Edgmond motioned to approve the request as submitted; seconded by Wolf. All ayes, motion carried.

Conditional Use Case #268, filed by Scott Lucas, to open a business at 1216 Park Avenue for the purpose of gun-smithing and buying and selling firearms. This constitutes a Conditional Use as retail sales in the S-2 Zoning District per City Code 10-19-2(A). Scott Lucas was present to discuss his request. Mr. Lucas explained that most of the office space is leased to Reliable Communications. He would like to add a gun-smithing shop at 1216 Park Avenue. Lucas anticipates sales to account for roughly 25 percent of the business. The remaining 75 percent would be repair work. Fangman stated there was no staff opposition to the request. He explained that retail sales are listed as a conditional use in the S-2 zoning classification. He indicated that the proposal fits well in the S-2 Zoning District. Conway asked if he expected an expansion on the sales percentage. Lucas replied that would be hard to say. He added that he is gearing up the business for repairs. Wolf asked if there were any repair shops in town. Lucas responded that he didn't know of any. Lucas noted that his target opening date is approximately one year. Edgmond asked how much parking was available. Lucas stated there were three spaces in front of the building and 10-12 spaces in the rear. Wolf motioned to approve the request as submitted; seconded by Edgmond. All ayes, motion carried.

Adjourned.

Respectfully Submitted,

ATTEST:

Andrew Fangman, Secretary
City Planner

Allen Harvey
Chairperson