

**MINUTES
ZONING BOARD OF ADJUSTMENT
JUNE 3, 2014
5:30 P.M.
CITY HALL COUNCIL CHAMBERS**

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

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

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

Minutes: Reischauer noted that she was not in attendance at the May meeting and the records needed to be corrected to reflect that. Wolf motioned to approve the minutes from the May 6, 2014, meeting, with this change; seconded by Edgmond. All ayes, motion carried.

Appeal Case No. 919, filed by Mike and Susan Stalkfleet, to construct an 18x24 foot metal garage at 214 Cook Street. With the proposed garage, the total accessory building space on the property would exceed the 1,440 square feet allowed by City Code 10-19-1 (B). Mr. and Mrs. Stalkfleet were present to discuss their request. Mrs. Stalkfleet explained that they have a vintage 1963 Impala that they wish to store in a secure location out of the weather. Currently they have an unenclosed pole shed but there is no way to enclose it. She explained that they exceed the accessory building limit by merely 168 square feet. She also noted that also on the property are a small plastic shed for toys, a lean-to for firewood, a small smokehouse, and a potting shed. She added that they have a large lot and the new garage would not block anyone's view. Harvey asked if there would be hard surface to the garage. She acknowledged there would be. Harvey asked if there would be any electricity. Mr. Stalkfleet replied there would not be any electricity at this time. Harvey questioned if there would be a concrete floor. Mrs. Stalkfleet replied there would be concrete floor and the structure would be built to City Code standards. She noted that the building will be supplied by Tri-State Carports in Wapello. Fangman noted that the on-going Zoning Ordinance update would eliminate the need for their variance. Edgmond motioned to approve the request as presented; second by Wolf. All ayes, motion carried.

Adjourned.

Respectfully Submitted,

ATTEST:

Steve Boka, Secretary
Director of Community Development

Allen Harvey
Chairperson