

**MINUTES
ZONING BOARD OF ADJUSTMENT
JANUARY 6, 2015
5:30 P.M.
CITY HALL COUNCIL CHAMBERS**

ITEM 12B

Present: Allen Harvey, Jim Edgmond, and Larry Wolf.

Excused: Rochelle Conway.

Staff Present: Andrew Fangman, City Planner
Adam Thompson, Community Development Coordinator
Dave Gobin, Community Development Director
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 December 2, 2014, meeting; seconded by Wolf. All ayes, motion carried.

Appeal Case No. 929, filed by Thomas Meeker, to convert the main floor of a commercial building at 213 Chestnut Street to apartments. Ground floor residential uses are not permitted in the C-2 Zoning

District. Tom Meeker was present to discuss his request. Mr. Meeker informed the Board that he was remodeling the old Stein Warehouse building at 213 Chestnut Street. The intent is to provide high end rentals in the downtown area. Mr. Meeker explained that the warehouse and the house next door were on the same parcel at one time. The previous owner separated the parcels. He added that he had initially purchased the building to demolish it and changed his mind. His remodel plans include four 1,400 square foot apartments – one on each floor. The ground floor apartment will have one bedroom and the remainder will be two bedroom units. The ground floor apartment will have a one-car garage included. This garage will be entered off the alley. He also plans to construct a three-car garage with an entrance off Chestnut Street to accommodate the remaining apartments. He added that there are no commercial uses nearby. Harvey asked if there would be one garage stall offered per apartment. Mr. Meeker confirmed this and added that there is also additional parking on the street. Edgmond asked if there would be a basement. Meeker replied that the attached garage for the ground floor apartment will take this space. Mr. Meeker added that the structure will be sprinkled. Fangman noted that the building is located in the periphery of Downtown and the proposal is supported by City staff. Edgmond questioned what the layout was for the rest of the property. Meeker replied that the garage will be built 30 feet away from the current building and there will be a gated courtyard between the two. He also anticipates a wall between the adjacent house and the apartments to add some shielding and privacy to the courtyard. Harvey asked if the garage would be designed in a fashion that it would fit in the area architecturally. Meeker replied that it will fit in. Wolf motioned to approve the request; second by Edgmond. All ayes, motion carried.

Adjourned.

Respectfully Submitted,

ATTEST:

Andrew Fangman, Secretary
City Planner

Allen Harvey
Chairperson