

Board of Adjustment
Meeting Minutes
September 16, 2014

1.) Call the meeting to Order

Vice Chairperson Lyle Vander Meiden called the meeting of the Board of Adjustment to order at 6:03 p.m.

2.) Roll Call.

Members Present: Larry Lautenbach, Vince Nossaman, John Van Den Berg, Lyle Vander Meiden, Mike Vander Wert, Glenn Van Wyk.

Members Absent: Jim Corbett, Merlan Rolffs, Byron Vander Molen.

Others Present: Jerry Byers – Board Secretary, George Wesselhoft – Director of Planning and Zoning, Randy Nugteren, Howard Vroom, Bonnie Deur.

3.) Approval of Agenda

Mike Vander Wert made a motion to approve the Agenda as submitted. Glenn Van Wyk seconded the motion. The agenda was approved.

4.) Approval of Minutes

Mike Vander Wert made a motion to approve the Minutes of the September 9, 2014 meeting as submitted. Vince Nossaman seconded the motion. The minutes were approved.

5.) Public Hearing Special Use Permit

Public Hearing on a Special Use Permit Application by Calvary Christian Reformed Church concerning a proposed building addition at 408 Maple Street, Pella, Iowa 50219.

Vice Chairperson Vander Meiden asked if there were any written comments.

Jerry Byers, Secretary to the Board, stated there were no written comments.

Vice Chairperson Vander Meiden asked George Wesselhoft – Director of Planning and Zoning, to explain the difference to the Board, between a Variance Application and a Special Use Permit.

Mr. Wesselhoft explained that a Special Use is permission for a new use or a use expansion instead of a rezoning or variance from zoning.

Randy Nugteren, spokesperson for the Church, spoke to the Board concerning the special use request.

Mr. Nugteren presented a drawing for the Board to see what the Church wished to do.

Vince Nossaman asked if the expansion went into the existing parking lot.

Mr. Nugteren stated they will lose some parking but they still have more than what is required.

He continued by stating that they will be adding handicap parking along the drive.

Mr. Nugteren did show the Board the elevation for the project.

Chairperson Vander Meiden asked staff about this project changing the official front of the church.

Mr. Nugteren stated the official front or address will not change though the addition of the canopy would make a nice entrance to the Church.

The public hearing was closed.

6.) Special Use Permit – Action Item

Public Hearing on a Special Use Permit Application by Calvary Christian Reformed Church concerning a proposed building addition at 408 Maple Street.

Vince Nossaman made a motion to approve the special use permit as submitted based on that the changes would not impact the parcel or the neighborhood. Glenn Van Wyk seconded the motion. Upon vote, motion passed 6 to 0.

7.) Other Business.

Mr. Byers told the Board of a meeting on September 23rd

8.) Adjournment

The meeting adjourned at 6:15 p.m.

Respectfully submitted,
Jerry Byers
Building Official