

Board of Adjustment
Meeting Minutes
May 14, 2013

1.) Call the meeting to Order

Chairperson Lyle Vander Meiden called the meeting of the Board of Adjustment to order at 6:00 p.m.

2.) Roll Call.

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

Members Absent: Jim Corbett, Kraig Downs, Merlan Rolffs, Glenn Van Wyk.

Others Present: Jerry Byers, George Wesselhoft, David J. Heinen, Kathleen S. Heinen.

3.) Election of Officers

Nomination for Chairperson

Chairman Vander Meiden asked for nominations for Chairperson.

Larry Lautenbach made the motion to nominate Jim Corbett as Chairperson.

John Van Den Berg seconded the motion.

Upon vote motion passed.

Jim Corbett was voted new Chairperson for 2013.

Nomination for Vice Chairperson

Vince Nossaman made the motion to nominate Lyle Vander Meiden as the Vice Chairperson.

Mike Vander Wert seconded the motion.

Upon vote, motion passed.

Lyle Vander Meiden was nominated new Vice Chairperson for 2013.

4.) Approval of Agenda.

The Agenda was approved as submitted

5.) Approval of Minutes.

The minutes for the September 11, 2012 meeting were approved as submitted.

6.) Public Hearing

Public Hearing on a Variance Application by David and Kathleen Heinen concerning a proposed deck addition at 717 Brunswijk Circle, Bos Landen, 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 opened the floor to oral comments.

David Heinen spoke to the Board concerning the variance application for the deck. Mr. Heinen informed the board of the distances from the property line to the structure indicating that they would only have nine and a half feet due to the setback for a deck.

Mr. Heinen continued by showing photos of the area behind their home and how far the closest neighbor was to the proposed deck. He stated that the deck would be ten feet in the air and not dictate the use of the land below.

Mr. Heinen stated they were asking for a variance of 30" or two and a half feet.

Mr. Nossaman indicated that the house sits farther back from the street due to the shape of the lot taking up more space in the rear yard than if the lot was square.

General discussion ensued about lot depths, widths and the problem with pie shaped lots.

Mr. Van Den Berg asked about access to the deck.

Mr. Heinen indicated that there would be a walk to the deck from a door farther to the west.

The public hearing was closed.

7.) Variance Application

Variance Application by David and Kathleen Heinen concerning a proposed deck addition at 717 Brunswijk Circle, Bos Landen, Pella, Iowa 50219.

Vice Chairperson Vander Meiden asked if there was a motion to approve. He continued by stating that since there were only five members present all five would need to vote yes to pass the variance and stated that one of the options available was to table the vote until there were more members present.

John Van Den Berg made a motion to approve the variance request stating that due to the shape of the lot and the fact that the house was moved back to meet setback when built that a 30" variance would not be a detriment to the neighborhood.

Vince Nossaman seconded the motion.

Upon vote, motion passed 5 to 0.

8.) Other Business.

Mr. Nossaman spoke to the Board concerning the definition of a story ½. Mr. Nossaman's concern is that a story and a story ½ were allowed 10 foot side yards with a two story requiring 12 feet.

Mr. Nossaman stated that on the pie shaped lots, two feet on both sides may make the house sit several feet further into the property than a house that was a ranch.

His concern was that in new development to make it 10 feet or 12 feet but to make all the homes in a development the same.

Mr. Lautenbach indicated that what Vince was asking about was to make all the side setbacks the same.

Discussion ensued about different variables and options available to a builder.

Vice Chairperson Vander Meiden suggested that staff research what other jurisdictions are doing and to come back to the Board with more information.

Mr. Lautenbach indicated that he would like more information too.

Vice Chairperson Vander Meiden suggested to staff that they research as two different parts. The first being the side yard setbacks and the second being the story vs. story ½ issue.

9.) Adjournment

The meeting adjourned at 7:10 p.m.

Respectfully submitted,
Jerry Byers
Building Official