

Board of Adjustment  
Meeting Minutes  
April 8, 2014

**1.) Call the meeting to Order**

Chairperson Jim Corbett called the meeting of the Board of Adjustment to order at 6:00 p.m.

**2.) Roll Call.**

Members Present: Jim Corbett, Larry Lautenbach, John Van Den Berg, Lyle Vander Meiden, Byron Vander Molen, Mike Vander Wert.

Members Absent: Vince Nossaman, Merlan Rolffs, Glen Van Wyk.

Others Present: Jerry Byers – Secretary to the Board, George Wesselhoft – Director of Planning and Zoning, Roberta Kerger, Darlene Kool, Jesse Bulman, Robert Van Essen, Larry DeVries, Dennis Vander Horst, Rich Schulte.

**3.) Approval of Agenda**

The agenda was approved as submitted.

**4.) Approval of Minutes**

The minutes for the October 8, 2013 meeting were approved as submitted.

**5.) Public Hearing**

Public Hearing on a Variance Application by Dennis Vander Horst concerning a proposed addition to West End Auto building located at 1400 Washington Street concerning a minimum street side yard setback of 15 feet for the CC District and proposed 7.1 foot setback for an addition.

George Wesselhoft, Director of Planning and Zoning explained to the Board and all of the applicants that a minimum of five yes votes was required to pass any Variance Application by the Board. He continued by stating that any applicant

could ask for a continuance, to a future meeting for a vote, however the Public Hearing was going to held.

Mr. Wesselhoft continued by informing everyone that a member was going to abstain from the Pella Community School District application vote due to a conflict. So, all five remaining members would have to vote yes to have a passing vote.

Chairperson Corbett asked if there were any written comments.

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

Chairperson Corbett opened the floor to oral comments.

Dennis Vander Horst, owner of West End Auto, spoke to the Board and stated that he had just gone through the process of purchasing a portion of the City Right-of-Way that the existing building had sat on. What they were proposing was to add a four stall addition to the rear of the existing building that would parallel the existing building towards the rear.

Mr. Wesselhoft explained that the existing building sat 7.4 feet into the required 15 foot street side yard but the addition would only set 7.1 feet and not encroach any further than the existing building did already.

Larry Lautenbach asked about the concrete that was behind the building.

Mr. Vander Horst explained that the concrete had been behind the building for several years and they currently did car repair back there.

There was discussion about the application as the Board looked at site plans and elevations of the project.

The public hearing was closed.

## **6.) Variance Application**

Variance Application by Dennis Vander Horst concerning a proposed addition to West End Auto building located at 1400 Washington Street concerning a minimum street side yard setback of 15 feet for the CC District.

Larry Lautenbach made a motion to approve the variance request as submitted stating that the addition will not be of substantial detriment to the adjacent property and the character of the district will not be changed by the granting of the variance as well as the unique shape of the lot.

Lyle Vander Meiden seconded the motion.

Upon vote, motion passed 6 to 0.

## **7.) Public Hearing**

Public Hearing on a Variance Application by Pella Community School District Concerning a Proposed Parking Lot Expansion in conjunction with a New Elementary School at 1102 Broadway Street. The appellant is proposing parking in the front yard which for new construction is not permitted for the Main Street Gateway Corridor District.

Mr. Corbett asked Mr. Byers if there were any written comments.

Mr. Byers replied there were no written comments.

Mr. Corbett opened the floor to oral comments.

Jesse Bulman from Neumann Monson Architects spoke to the Board regarding the best use of the property. He continued with description of the layout of the structure and the parking issues that the School District had concerns with.

Mr. Bulman continued in depth concerning where they wish to place the parking and possible options available to the design team.

There was discussion about the location of the parking lots in relation to the houses located on the east side of Main Street.

Mr Bulman spoke to Ms. Roberta Kerger and Ms. Darlene Kool, neighbors to the project, and explained the site plan in relation to their properties.

Discussion ensued concerning bus and parent traffic flows from the site.

Mr. Bulman continued to explain the options available in the site plan and inform those present to the reasons they are asking for the parking expansion.

The Public Hearing was closed.

## **8.) Variance Application**

Variance Application of a Community School District Concerning a Proposed Parking Lot Expansion in conjunction with a New Elementary School at 1102 Broadway Street.

John Van Den Berg made a motion to approve the variance due to the variance will not be of substantial detriment to the adjacent property and the character of the district will not be charged by the granting of the variance. The Board has issued a similar variance to the Garden Chapel Funeral Home in the past.

Mr. Vander Meiden suggested a time restriction for the variance.

Discussion ensued to what type of time restriction should be suggested.

Mr. Van Den Berg amended his motion to include a five year time limit from building permit issuance for completion of the project.

Byron Vander Molen seconded the motion.

Upon vote, Jim Corbett – yes, Larry Lautenbach – yes, John Van Den Berg – yes, Lyle Vander Meiden – yes, Byron Vander Molen – yes, Mike Vander Wert – Abstain. Motion passed 5 yes, 1 abstain.

#### **9.) Annual Elections**

- a. Chairperson – Larry Lautenbach nominated Jim Corbett for Chairperson. Byron Vander Molen seconded the motion. Upon vote, motion passed.
- b. Vice Chairperson – Jim Corbett nominated Lyle Vander Meiden for Vice Chairperson. John Van Den Berg seconded the motion. Upon vote, motion passed.

Jim Corbett and Lyle Vander Meiden to remain as Chairperson and Vice – Chairperson, respectively, for another year.

#### **10.) Other Business.**

There was no other business.

#### **11.) Adjournment**

The meeting adjourned at 6:38 p.m.

Respectfully submitted,  
Jerry Byers  
Building Official