

BOARD OF ADJUSTMENT – Harlan, Iowa – MARCH 7, 2024

The Board of Adjustment of the City of Harlan met pursuant to the law and the rules of said Board in special session in the Council Chambers in City Hall at 4:30 P.M. on the 7TH day of March 2024. Chairman Christensen called the meeting to order, and the following members were:

Present: Al Ickes, Doug Hammer, Mike Christensen, Ruthanne Grimsley, Mike Burroughs

Absent: Building Inspector Roger Bissen

Also Present: Board Secretary Jennifer Malone, Susan Brammann, Zoning Administrator Gene Gettys, Code Enforcement Officer Jack Gubbels, Monica Serratos

The Chairman presented the agenda. It was moved by Hammer and seconded by Ickes that the agenda be approved. Roll call vote: AYES: Ickes, Hammer, Christensen, Grimsley, Burroughs. NAYS: None. Motion carried.

Chairman Christensen asked that any conflicts of interest be stated. None were stated.

It was moved by Grimsley and seconded by Burroughs to approve the minutes from the 01/11/2024 meeting. Roll call vote: AYES: Ickes, Hammer, Christensen, Grimsley, Burroughs. NAYS: None. Motion carried.

Christensen announced that this was the date, time, and place for the public hearing regarding:

- a. CASE BA2024-001 – Application by Monica Serratos at 1211 6th Street for a fencing variance in Zone B-2.

Motion to open meeting by Ickes and seconded by Hammer. Roll call vote: AYES: Ickes, Hammer, Christensen, Grimsley, Burroughs. NAYS: None. Motion carried.

One neighbor called City Hall to confirm the type of fence being erected. It was explained that a 6' wooden fence would be used, and the neighbor was okay with that explanation.

Petitioner: Monica Serratos was present to provide that 6' fence in the south facing lawn will grant her privacy and contain her pet.

Gettys Zoning Admin: reviewed that properties on corner lots have 2 front yards. Due to line of site issues in the alley it is recommended the fence be moved 8' inside the property line. Should the fence remain on the property line it is subject to receive damage due to alley maintenance and snow removal and is the full responsibility of the property owner.

Neighboring property owners: None present

It was moved by Grimsley and seconded by Hammer to close the public hearing. Roll call vote: AYES: Ickes, Hammer, Christensen, Grimsley, Burroughs. NAYS: None. Motion carried.

It was moved by Grimsley and seconded by Ickes to approve the application with the stipulation that petitioner will have a 4' fence along the alley toward the sidewalk then an additional 8' of 4' fence east along the sidewalk. The remainder of fence running east along sidewalk and north toward SE corner of house will be 6' in height. Roll call vote: AYES: Ickes, Hammer, Christensen, Grimsley, Burroughs. NAYS: None. Motion carried.

There being no further business, the meeting adjourned.

Jennifer M. Malone

Jennifer Malone, Secretary

Mike Christensen, Chairperson

These minutes are as recorded by the Secretary and are subject to Board approval at the next called meeting.