

BOARD OF ADJUSTMENT – Harlan, Iowa – APRIL 25, 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 12:00 P.M. on the 25th day of April 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 Susan Brammann, Jennifer Malone, Zoning Administrator Gene Gettys, Code Enforcement Officer Jack Gubbels, Dillan Hamilton

The Chairman presented the agenda. It was moved by Ickes and seconded by Burroughs 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 Hammer and seconded by Grimsley to approve the minutes from the 03/07/2024 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 BA2024-002 – Application by Dillan Hamilton at 1407 Garfield for a sign variance in Zone R-2.

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

Petitioner: Dillan Hamilton was present to provide that sign placed in NE corner of property facing west to east would be more visible than current sign on building. Sign would be professional and would prevent residents from stopping vehicles to read current sign. Moving from the downtown area, petitioner feels this would affect business and give more advertisement. Petitioner inquired about previous signs at property and there were no known previous signs on the property other than attached to building.

Gettys Zoning Admin: reviewed variance request and guidelines we follow currently, anything else would be nonconforming and would want to protect the integrity and look of residential areas. Noted that funeral home to east that has a sign is also located in an R-2. Recommended from a safety standpoint that sign be placed 4 feet back from sidewalk.

Neighbor Marlene Brensel called City Hall, not opposed to sign, but inquired about size of sign and if it would be illuminated. I explained the size proposed and I would voice her concerns about an illuminated sign.

Neighboring property owners: Present were Angela Peters and James Zimmerman. Peters stated that she is not opposed to sign, wanted to know where sign would be placed on property. Zimmerman stated that he is not opposed to sign, wanted to know where sign was going to be placed as well and we should state that in letters mailed to neighbors. Zimmerman was also concerned about no stop sign at McKinley and Garfield. Gettys stated that should be brought up to Council members.

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 dimensions of sign should be no more than 70" wide, 60" high and should be set back at least 4' from both sidewalks. Roll call vote: AYES: Ickes, Hammer, Christensen, Grimsley, Burroughs. NAYS: None. Motion carried.

There being no further business, the meeting adjourned.

Susan Brammann

Susan Brammann, Secretary

Mike Christensen, Chairperson

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