

BOARD OF ADJUSTMENT – Harlan, Iowa – 03/29/2019

The Board of Adjustment of the City of Harlan met pursuant to law and the rules of said Board in special session in the Council Chambers in City Hall at Noon on the 29th day of March 2018. Chairperson Christensen called the meeting to order and the following members were:

Present: Mike Christensen, Tim Miller, Jennifer Kelly, Ruthanne Grimsley, & Al Ikes
Also Present: City Administrator Gene Gettys, Board Secretary Renee Hansen, Brian Christiansen, Randy Chamberlain, and Mayor Mike Kolbe

It was moved by Grimsley and seconded by Miller that the agenda be approved. The motion carried unanimously.

The Chairperson asked that any conflicts of interest be stated. None were stated.

It was moved by Grimsley and seconded by Kelly that the 10/17/2018 minutes be approved. The motion carried unanimously.

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

Case BA2019-001 – an application by Randy Chamberlain for Steve & Susan Finn, 1410 Grand Ave., for variance of a 22' rear set back and a 4' side yard setback.

Motion to open meeting by Miller and seconded by Grimsley.

No objections have been filed with City Hall.

Discussion: R-1 zoning has a 35' rear yard setback and a 10' side yard setback. Requesting a variance to accommodate a narrow driveway.

It was moved by Grimsley and seconded by Kelly to close the public hearing. The motion carried unanimously.

It was moved by Miller and was seconded by Kelly to allow the owner a 22' setback for the rear lot line and 4' for the side yard setback.

Ayes: Christensen, Miller, Kelly, Grimsley, Ickes

Nays: None

Whereupon the motion carried.

Case BA2019-002 – an application by Bruce Burger, 608 5th St., for a 0' side yard setback variance.

Motion to open meeting by Grimsley and seconded by Ickes.

No objections have been filed with City Hall.

Discussion: R-2 zoning has a 6' side yard setback. Requesting a variance against an unused Alley to the North. New structure will be place were the old structure was.

It was moved by Grimsley and seconded by Ickes to close the public hearing. The motion carried unanimously.

It was moved by Grimsley and was seconded by Miller to allow the owner a 0' North side yard set back.

Ayes: Christensen, Miller, Kelly, Grimsley, Ickes

Nays: None

Whereupon the motion carried.

Meeting adjourned.

There being no further business, the meeting on motion adjourned.

Renee Hansen, Secretary

Mike Christensen, Chairperson

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

City of Harlan Insurance Committee – April 8, 2019

The City of Harlan Insurance Committee met at 12:00 noon Monday, April 8, 2019 in the City Council Chambers. Chairperson Schaben called the meeting to order. The following members were:

Present: City: Troy Schaben, Jay Christensen, Jeanna Rudolph,
HMU: Connie Wees, Terry Arentson,

Also Present: Gene Gettys, Jane Smith, Jenney Kelly, Mike Kolbe, Brent Scheve, Ken Weber, Stephen Gessert & Rick Adams, Holmes Murphy

It was moved by Arentson and seconded by Rudolph to approve the agenda. The motion carried unanimously.

Members were asked to state any conflicts of interest, as applicable.

It was moved by Christensen and seconded by Arentson to approve the 02/29/2019 Insurance Committee minutes. The motion carried unanimously.

Health & Dental Insurance Renewal options were discussed. The only changes to Wellmark deductible all fixed costs remain the same. Dental has no changes.

Motion to approve the 4.62% Health Insurance increase renewal and 0% Dental insurance increase made by Arentson and seconded by Rudolph.

The Naturally Slim wellness program was presented. Wellmark is looking into implementing this plan. The committee was asked to participate even if Wellmark doesn't make it mandatory. The committee decided not to participate unless Wellmark makes this mandatory.

Old Business - none

There being no further business, the meeting adjourned.

Renee Hansen, Recording Secretary

“These minutes are as recorded by the secretary and are subject to Committee approval at the next regular meeting.”

BOARD OF ADJUSTMENT – Harlan, Iowa – 06/03/2019

The Board of Adjustment of the City of Harlan met pursuant to law and the rules of said Board in special session in the Council Chambers in City Hall at Noon on the 3rd day of June 2019. Chairperson Christensen called the meeting to order and the following members were:

Present: Mike Christensen, Tim Miller, & Ruthanne Grimsley

Absent: Jennifer Kelly, Al Ikes

Also Present: City Administrator Gene Gettys, Board Secretary Renee Hansen, Austin Jacobsen

It was moved by Miller and seconded by Grimsley that the agenda be approved. The motion carried unanimously.

The Chairperson asked that any conflicts of interest be stated. None were stated.

It was moved by Grimsley and seconded by Miller to elect Christensen as Chairperson for the FY 19/20. The motion carried unanimously.

It was moved by Grimsley and seconded by Miller to elect Kelly as Vice-Chairperson for the FY 19/20. The motion carried unanimously.

It was moved by Grimsley and seconded by Miller that the 03/29/2019 minutes be approved. The motion carried unanimously.

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

Case BA2019-003 – an application by Austin Jacobsen, dba Cyclone Custom Prints, located at 1607 6th St.

Motion to open meeting by Miller and seconded by Grimsley.

No objections have been filed with City Hall.

Discussion: Promotional printing service. No retail sales from the home. No additional employees.

It was moved by Miller and seconded by Grimsley to close the public hearing. The motion carried unanimously.

It was moved by Miller and was seconded by Grimsley to allow the owner to operate a home business at the 1607 6th St. location.

Ayes: Christensen, Miller, Grimsley

Nays: None

Whereupon the motion carried.

Meeting adjourned.

There being no further business, the meeting on motion adjourned.

Renee Hansen, Secretary

Mike Christensen, Chairperson

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

BOARD OF ADJUSTMENT – Harlan, Iowa – 06/20/2019

The Board of Adjustment of the City of Harlan met pursuant to law and the rules of said Board in special session in the Council Chambers in City Hall at Noon on the 20th day of June 2019. Chairperson Christensen called the meeting to order and the following members were:

Present: Mike Christensen, Jennifer Kelly, & Al Ickes

Absent: Ruthanne Grimsley

Also Present: City Administrator Gene Gettys, Board Secretary Renee Hansen, Building Inspector Roger Bissen, Mayor Mike Kolbe, Randy Ouren – for James Sheehan, Dane Stevens, Gordon L von Ahsen, Isaak Wangler, Chantel Lytle, Ann Andersen, Seth Johannsen, Dan Schmitz, Jim Zimmerman, Harold & Marlene Brensel, Donna Schmidt, Karen Arkfeld, Ken Fahn, Ros Arkfeld, Joey Arkfeld and Tyler Arkfeld.

It was moved by Ickes and seconded by Kelly that the agenda be approved. The motion carried unanimously.

The Chairperson asked that any conflicts of interest be stated. None were stated.

It was moved by Kelly and seconded by Ickes that the 06/03/2019 minutes be approved. The motion carried unanimously.

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

Case BA2019-004 – an application by Dane Stevens, dba Express Towing, located at 1306 3rd St. for a special exception use of this property.

Motion to open meeting by Ickes and seconded by Kelly.

No objections have been filed with City Hall.

Present to be heard: Dane Stevens, requesting a special exception use in an I-2 zoning district for a fun plex type business with batting cages, go carts, arcade, climbing wall. Has started some building renovations.

Gettys explained current zoning & that his request falls outside of an I-2 district. This is why BOA is hearing this case.

Adjacent landowners Schmidt, Fahn, & Arkfeld, expressed many concerns of safety in an area that many trucks and tractors use for farming.

Bissen said this property has been used as a factory in the past and would need to change the classification of this building so the building code would alter. Commission members discussed safety concerns.

It was moved by Kelly and seconded by Ickes to close the public hearing. The motion carried unanimously.

It was moved by Ickes and was seconded by Kelly to table this hearing to address safety concerns, owner to meet with building inspector and come up with a site plan to present to Board of Adjustment.

Roll Call Vote

Ayes: Christensen, Kelly, Ickes

Nays: None

Whereupon the motion carried.

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

Case BA2019-005 – an application by James Sheehan for 1407 Garfield for a special exception use of this property

Motion to open meeting by Kelly and seconded by Ickes.

No objections have been filed with City Hall.

Present to be heard: Randy Ouren for James Sheehan, applicant, requesting a special exception use to use the old dental office as a laundry mat. Very costly to transition this property into a home.

Gettys provided history of how a dental office was a permitted special exception use in a R-1 zone 50 years ago, this property was built for a dental office with permission from the BOA. From a zoning perspective the new use would need to be as equally appropriate or more appropriate than the previous use. It was also important to consider and preserve the integrity of a residential zone.

Adjacent landowners: Brensel's concerned with what a laundry mat would do to do the neighborhood. Zimmerman voiced that he felt the property should remain residential because of children in the neighborhood. Andersen would like to keep the integrity of this residential zone. Johannsen feels the hours of operations would disturb neighboring families.

Ted Williams sent his concerns via a neighbor; he is worried about his property value if a laundry mat is housed next to his home.

The general consensus was that a laundry mat is not suitable for this neighborhood.

It was moved by Ickes and seconded by Kelly to close the public hearing. The motion carried unanimously.

It was moved by Ickes and was seconded by Kelly to deny the request for a laundry mat in an R-2 zoning district.

Roll Call Vote

Ayes: Christensen, Kelly, Ickes

Nays: None

Whereupon the motion carried.

Meeting adjourned.

There being no further business, the meeting on motion adjourned.

Renee Hansen, Secretary

Mike Christensen, Chairperson

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

BOARD OF ADJUSTMENT – Harlan, Iowa – 07/26/2019

The Board of Adjustment of the City of Harlan met pursuant to law and the rules of said Board in special session in the Council Chambers in City Hall at Noon on the 26th day of July 2019. Chairperson Christensen called the meeting to order and the following members were:

Present: Mike Christensen, Al Ickes, & Isaak Wangler

Absent: Jennifer Kelly, & Ruthanne Grimsley

Also Present: Zoning Administrator Gene Gettys, Board Secretary Renee Hansen, Troy Schaben, and Mike Mumm

It was moved by Ickes and seconded by Wrangler that the agenda be approved. The motion carried unanimously.

The Chairperson asked that any conflicts of interest be stated. None were stated.

It was moved by Wangler and seconded by Ickes that the 06/20/2019 minutes be approved. The motion carried unanimously.

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

Case BA2019-006 – an application by Mike Mumm, for a property located at Victoria & 3rd Streets (Parcel No. 833130000003) for a setback variance for this property located in and I-2 zoning district.

Motion to open meeting by Ickes and seconded by Wangler.

No objections have been filed with City Hall.

Mumm proposed a variance to construct a 50x70 building. The lot is very irregularly shaped, and a sewer line runs long the North line of the property making it unbuildable with the current setbacks.

It was moved by Ickes and seconded by Wangler to close the public hearing. The motion carried unanimously.

It was moved by Wangler and was seconded by Ickes to allow a 4' side yard set back and no closer than 6' from the sanitary sewer line on the north side of the property.

Roll Call Vote

Ayes: Christensen, Kelly, Ickes

Nays: None

Whereupon the motion carried.

Meeting adjourned.

There being no further business, the meeting on motion adjourned.

Renee Hansen, Secretary

Mike Christensen, Chairperson

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

BOARD OF ADJUSTMENT – Harlan, Iowa – 09/05/2019

The Board of Adjustment of the City of Harlan met pursuant to law and the rules of said Board in special session in the Council Chambers in City Hall at Noon on the 5th day of September 2019. Chairperson Christensen called the meeting to order and the following members were:

Present: Mike Christensen, Al Ickes, Isaak Wangler, Jennifer Kelly, & Ruthanne Grimsley
Absent:

Also Present: Zoning Administrator Gene Gettys, Board Secretary Renee Hansen, Marian & Don Kaufman, Rod Baxter, Dustin Hansen, & Angie Newland.

It was moved by Grimsley and seconded by Ickes that the agenda be approved. The motion carried unanimously.

The Chairperson asked that any conflicts of interest be stated. None were stated.

It was moved by Kelly and seconded by Grimsley that the 07/26/2019 minutes be approved. The motion carried unanimously.

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

CASE BA2019-007 – an application by Stephanie Robinson & Dustin Hansen, contractor, for a 0' side yard setback variance and a 7' rear setback from east property line variance for a property located at 1320 Lincoln Ave.

Motion to open meeting by Ickes and seconded by Wangler.

No objections have been filed with City Hall.

Dustin Hansen explained the need for variances. The lot is small, owner will be in a wheelchair eventually, so everything needs to be built to accommodate this.

Angie Newland was present to ask questions about lot lines.

Gene Gettys explained that there are many cases of smaller lots that have been granted variances for that reason.

It was moved by Grimsley and seconded by Kelly to close the public hearing. The motion carried unanimously.

It was moved by Grimsley and was seconded by Kelly to allow a 0' rear yard setback and a 7' or greater side yard setback contingent upon the location of the property lines by locating property pins or by a survey.

Roll Call Vote

Ayes: Christensen, Kelly, Ickes, Wangler, Grimsley

Nays: None

Whereupon the motion carried.

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

CASE BA2019-008 – an application by, Application by Marian & Don Kaufman for a variance to construct a 6' projection from the house located at 1802 W Park St.

Motion to open meeting by Grimsley and seconded by Kelly.

No objections have been filed with City Hall.

The owners brought in two letters from neighbors in favor of the application.

Rod Baxter spoke on behalf of the owners noting that they need a way to access their home and the proposed 6' projection of the porch would allow this.

It was moved by Kelly and seconded by Grimsley to close the public hearing. The motion carried unanimously.

It was moved by Wangler and was seconded by Ickes to allow a 6' projection from the front of the house.

Roll Call Vote

Ayes: Christensen, Kelly, Ickes, Wangler, Grimsley

Nays: None

Whereupon the motion carried.

Meeting adjourned.

There being no further business, the meeting on motion adjourned.

Renee Hansen, Secretary

Mike Christensen, Chairperson

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

BOARD OF ADJUSTMENT – Harlan, Iowa – 10/14/2019

The Board of Adjustment of the City of Harlan met pursuant to law and the rules of said Board in special session in the Council Chambers in City Hall at Noon on the 14th day of October 2019. Chairperson Christensen called the meeting to order and the following members were:

Present: Mike Christensen, Al Ickes, Jennifer Kelly, & Ruthanne Grimsley

Absent: Isaak Wangler

Also Present: Zoning Administrator Gene Gettys, Board Secretary Renee Hansen, Ryan Brodersen

It was moved by Grimsley and seconded by Kelly that the agenda be approved. The motion carried unanimously.

The Chairperson asked that any conflicts of interest be stated. None were stated.

It was moved by Ickes and seconded by Grimsley that the 09/05/2019 minutes be approved. The motion carried unanimously.

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

CASE BA2019-009 – an application by Kyle Miller & Ryne Nelsen for a Home Business permit located at 1220 Baldwin St. The business is called Stars & Bars Entertainment. No business will be conducted at the home just the business bookkeeping, scheduling and storing of equipment.

Motion to open meeting by Kelly and seconded by Ickes.

No objections have been filed with City Hall. Ryan Brodersen, owner of neighboring property, was present to hear what this business would entail.

Gettys explained that this type of home business is required by ordinance to come before the Board of Adj. for approval. He also stated no signs in an R-1 district.

It was moved by Kelly and seconded by Grimsley to close the public hearing. The motion carried unanimously.

It was moved by Ickes and was seconded by Grimsley to grant the request for a Home Business Permit

Roll Call Vote

Ayes: Christensen, Kelly, Ickes, Grimsley

Nays: None

Whereupon the motion carried.

Meeting adjourned.

There being no further business, the meeting on motion adjourned.

Renee Hansen, Secretary

Mike Christensen, Chairperson

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