



***BOARD OF ADJUSTMENT
MINUTES
AUGUST 17, 2022***

The meeting was called to order at 5:34 pm by Acting Chairperson Krissy Link and on roll call the following members were present:

Tara Gordon
Linda Hicks
Krissy Link

Members not present: John Young

Staff Present: Nathan Parch, Planning & Zoning Administrator

Public Present: Blane Pearson, 206 W Pearl Street

It was moved and seconded to approve the August 17, 2022 agenda. Motion approved on voice vote:

Ayes: Gordon, Hicks, Link; Nays: None; Absent: Young

It was moved and seconded to approve the minutes of the June 15, 2022 meeting. Motion approved on voice vote:

Ayes: Gordon, Hicks, Link; Nays: None; Absent: Young

New Business:

Consider a request for variances from Zoning Code Sections 9-8A-5(C) and 9-19-6 to allow Blane Pearson to construct a metal commercial building on his property located at the southeast corner of N Harlan and W Pearl Streets (Property ID: 0844000000) that will encroach into the east and west side yards.

Nathan Parch summarized the applicant's request to construct a new commercial building on the property to be used for contractor office/storage purposes with the option of leasing ten storage units in the future. The building would be a metal shed/barn-type construction with dimensions of 60'L x 60'W x 16'H. The following variances are required:

- 1) West Side Yard (Zoning Code Section 9-8A-5(C)) – The applicant requests the west side yard adjacent to Harlan Street be reduced from 25 feet to 0 feet.
- 2) East Side Yard (Zoning Code Section 9-8A-5(C)) – The applicant requests the east side yard adjacent to the neighboring building be reduced from 25 feet to 18 feet.
- 3) Exterior Wall Material (Zoning Code Section 9-19-6) – The applicant requests to use metal siding as the exterior material on all walls of the building. Metal siding and/or corrugated metal on street-facing building facades are prohibited exterior wall materials.



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Mr. Parch reviewed the site plan highlighting the proposed building location on the property and noted the following conditions in support of the application:

- Until 1999, two grain storage bins and their associated concrete foundations occupied the property. Once the bins were removed the remaining foundations continued to exceed setback regulations and limited any functional use of the property.
- The subject property is zoned M-1, which is not consistent with the zoning of any adjacent properties, which are C-1 and C-2.
- The M-1 district requires a greater side yard setback (25' vs. 10') when adjacent to property zoned C-1 or when adjacent to a street ROW line. This restriction impacts both the east and west side yards of the subject site requiring them each to be 25'.
- The property is narrow (78' wide).
- The Harlan Street ROW is 60' wide, with approximately 20' of "parkway" space serving as a buffer between the edge of curb and the east property line of the subject site.
- Multiple nearby buildings were built to the lot line with little to no setback.
- Many surrounding buildings are comprised of metal siding with exposed fasteners.

Motion was made by Linda Hicks to approve the request. The motion was seconded by Tara Gordon. Motion approved on voice vote:

Ayes: Gordon, Hicks, Link; Nays: None; Absent: Young

It was moved and seconded to adjourn the meeting. Motion approved on voice vote:

Ayes: Gordon, Hicks, Link; Nays: None; Absent: Young

Meeting adjourned at 6:02 pm.