

BOARD OF ADJUSTMENT – Harlan, Iowa – JANUARY 11, 2024

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 11TH day of January 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:

Also Present: Board Secretary Jennifer Malone, Building Inspector Roger Bissen, Zoning Administrator Gene Gettys, Code Enforcement Officer Jack Gubbels, Ron Hamilton for Hamilton Financial Services

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

Appointment of Chairman and Vice Chairman

It was moved by Grimsley and seconded by Ickes to nominate Mike Christensen as chairman. It was moved by Christensen and seconded by Grimsley to nominate Al Ickes as vice chairman for 2023/2024.

Chairman Christensen presided over the rest of the meeting.

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

It was moved by Hammer and seconded by Ickes to approve the minutes from the 06/16/2023 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 BA2023-006 – Application by Hamilton Financial Services at 1407 Garfield Avenue for a non-conforming use of property

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

No written or oral objections were received @ the City Hall.

Petitioner: Ron Hamilton was present to provide that the business will be used for Financial Services, meeting with clients between the hours of 8 to 4:30 pm and may have a few meetings in the evening by appointment only. There will continue to be one sign on the building and use of the 5 parking stalls will be shared with the other businesses around this one. Some interior remodeling is being done before their opening in February.

Getty Zoning Admin: reviewed that the property has been before the Board of Adjustment multiple times for this same purpose. Keeping similar businesses at this property is the goal due to it being a residential area.

Neighboring property owners: Neighbors were present only to make sure that the board was aware of their concerns about businesses with late hours and lots of traffic are not wanted in this residential area. They also wanted to make sure that should the business change from financial services, the new business would be required to come before the board for approval.

It was moved by Ickes and seconded by Burroughs 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 Burroughs to approve the application as presented. 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.