

BOARD OF ADJUSTMENT – Harlan, Iowa – 05/17/2018

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 17th day of May 2018. Chairperson Christensen called the meeting to order and the following members were:

Present: Tim Miller, Mike Christensen, Ruthanne Grimsley, Jennifer Kelly

Absent: Jerry Wigness

Also Present: City Administrator Gene Gettys, Board Secretary Renee H Hansen, Council Members Sharon Kroger & Jeanna Rudolph and Cal Nielsen.

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 Miller and seconded by Grimsley that the 04/19/2018 minutes be approved. The motion carried unanimously.

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

- a) Case BA2018-02 – an application by Cal Nielsen, for a front yard variance for the property located at 1611 5th St.

Motion to open meeting by Miller and seconded by Grimsley

Nielsen expressed that he would like to build a 40x24 building attached to his current garage. This would house his RV and boat. His request is to be allowed to build up to the South lot line

Discussion:

Whether or not there would be visibility issues. Gettys commented there would be no visibility issues since the ROW is 66’.

Gaul’s property to the west (1612 7th St) and keeping ‘in line’ with neighboring properties. Gaul’s property isn’t set back 25’.

This area is a low traffic area. It abuts an industrial area on the East.

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

It was moved by Kelly to accept the requested variance and allow the new structure to build to the South lot line and seconded by Grimsley.

The commission wanted noted that the factors for this approval were that this is a low traffic area, near and industrial zoned district, the bank on the East side that isn’t developable as well as no visibility issues.

Ayes: Miller, Christensen, Kelly, Grimsley

Nays: None

Whereupon the motion carried, and the Enforcing Officer’s decision will be overturned. A building permit for the building will be issued.

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.