

**BOARD OF ADJUSTMENT – Harlan, Iowa – 01/13/2020**

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 13th day of January 2020. Chairperson Christensen called the meeting to order and the following members were:

Present: Mike Christensen, Al Ickes, Jennifer Kelly, Ruthanne Grimsley, Doug Hammer

Absent:

Also Present: Zoning Administrator Gene Gettys, Board Secretary Renee Hansen, Mayor Mike Kolbe, Sharon Davidson, Tami Kloewer, Jocelyn and Michael Riley, & Dick and Christine Jones.

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 Ickes and seconded by Kelly that the 10/14/2019 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 BA2020-001** – an application by Jocelyn Riley, for a Home Business, Glo Airbrush Tanning, located at 1605 9th St.

Motion to open meeting by Grimsley and seconded by Grimsley.

No objections have been filed with City Hall.

Gettys Zoning Admin: reviewed R-2 zoning for home occupations. Signs can only be 12x12 and the petitioner's is a bit larger than what is allowable.

Petitioner: This is a spray tanning business that usually operates for special occasions. The owner does some of the work at the home, but a lot of the work is done off site at other locations.

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

It was moved by Ickes and was seconded by Kelly to approve the application for the home business with the stipulation that the sign be brought into compliance by being no larger than 12'x12'.

**Roll Call Vote**

**Ayes: Christensen, Kelly, Ickes, Grimsley, Hammer**

Nays: None

Whereupon the motion carried.

- b. **CASE BA2020-002** – an application by George Brooks, for a Home Business, Brooks Commodities, Inc., located at 1401 Cheyenne Ave.

Motion to open meeting by Hammer and seconded by Grimsley.

No objections have been filed with City Hall.

Gettys Zoning Admin: reviewed R-1 zoning for home occupations. Petitioner noted on his application that he was using more than the allowed 20sq ft for the business.

Petitioner: Not present – told Deputy Clerk that he would be doing his current business, Brooks Commodities, from his home. Mostly phone calls and emails.

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

It was moved by Grimsley and was seconded by Hammer to approve the home business with the stipulation that the owner only use 200sq ft of space in the home.

**Roll Call Vote**

**Ayes: Christensen, Kelly, Ickes, Grimsley, Hammer**

Nays: None

Whereupon the motion carried.

- c. CASE BA2020-003 – an application by Sharon Davidson, for a Home Business, Bakery 1218, located at 1218 900<sup>th</sup> St.

Motion to open meeting by Grimsley and seconded by Ickes.

No objections have been filed with City Hall.

Gettys Zoning Admin: review of R-1 zoning for home occupation. Petitioner stated she was using more than the allowable sq. ft for the business. Gettys reminder her that she can use up to 200 sq. ft.

Petitioner: Baking desserts for other local businesses.

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

It was moved by Ickes and was seconded by Kelly to approve the application for the home business with the stipulation that only 200 sq. ft. is used.

**Roll Call Vote**

**Ayes: Christensen, Kelly, Ickes, Grimsley, Hammer**

Nays: None

Whereupon the motion carried.

Meeting adjourned.

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

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Renee Hansen, Secretary

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Mike Christensen, Chairperson

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