

**MINUTES OF THE WATERLOO BOARD OF ADJUSTMENT REGULAR MEETING HELD
ON SEPTEMBER 23, 2014, IN THE HAROLD E. GETTY COUNCIL CHAMBERS, CITY
HALL**

Chairperson Holdiman called the regular meeting of the Waterloo Board of Adjustment to order at 4:04 p.m. Board members in attendance were: Chizek, Goldsberry, Holdiman, Reisinger, and Sass. Board members absent were: None. Staff in attendance was Anderson, Schroeder, Western, and Andera. There were 4 people from the public in attendance.

I. Approval of the Agenda for September 23, 2014.

It was moved by Chizek, seconded by Reisinger, to amend the agenda and move hearing item #4 to hearing item #1. Motion carried unanimously.

II. Approval of the Minutes of the Regular Meeting on August 26, 2014.

It was moved by Sass, seconded by Chizek, to approve the minutes as submitted. Motion carried unanimously.

III. Decision Items

1. Request by Valentine Enterprises, LLC for a special permit to allow for the establishment of a salvage yard within an "M-2,P" Planned Industrial District, located at 729 West Airline Highway.

Western noted that the attorney for the applicant was unable to attend the meeting and has requested that it be tabled indefinitely.

It was moved by Reisinger, seconded by Chizek, to table the request indefinitely. Motion carried unanimously.

SPECIAL PERMIT REQUEST TABLED

2. Request by Sue Wilson and Kevin Wright for a special permit to allow for a hobby farm located in an "M-1" Light Industrial District, located at 3031 East Shaulis Road.

Miller gave the staff report noting that staff is recommending approval of the request with the conditions that the hobby farm be limited to 24 hens, and the chickens be contained within the fenced in area and chicken coop, and not be adjacent to property lines.

Chizek questioned if there has been any opposition to the request. Andera noted that no opposition has been received relating to the request.

Kevin Wright and Sue Wilson, 3031 East Shaulis Road, noted that they have raised chickens for quite a long time without any issues.

It was moved by Reisinger, seconded by Chizek, to approve the request for a special permit to allow for the establishment of a hobby farm located at 3031 East Shaulis Road, with the conditions that 1) the hobby farm be limited to no more than 24 hens, and 2) the chickens be contained within the fenced in area and chicken coop, and not adjacent to property lines. Motion carried unanimously.

SPECIAL PERMIT REQUEST APPROVED

3. Request by WLPJ, LC for a variance to the “H-C” Highway 218 Corridor Overlay District provisions prohibiting the establishment or expansion of a construction storage yard, to allow for the expansion of the existing legal non-conforming construction storage yard, located at 2612 Texas Street.

Andera gave the staff report noting that staff is recommending approval of the request to expand the legal non-conforming construction storage yard that is located within the Highway 218 Corridor Overlay District.

Larry Buccholz, engineer for the applicant, noted that the existing storage yard at this location has existed for quite some time, and the site will be leveled before the new gravel is applied to drain better.

It was moved by Chizek, seconded by Goldsberry, to approve the request for a variance to expand a legal non-conforming construction storage yard within the Highway 218 Corridor Overlay District, located at 2612 Texas Street. Motion carried unanimously.

VARIANCE REQUEST APPROVED

4. Request by Veridian Credit Union for a two year temporary variance to the hard surfacing requirements for a vehicular use area to allow for a 200-stall gravel parking lot expansion to the west of their existing hard surfaced parking lot to be utilized for parking purposes associated with a professional office development, located at 233-235 Fisher Drive.

Andera gave the staff report noting that staff is recommending approval of the two year temporary variance request.

Gary Smith, Facilities Manager for Veridian Credit Union noted that the reason they wish to gravel this parking lot expansion is because they are unable to get a contractor in at this time to pave a parking lot. Smith noted that Veridian no longer has their call center in the building at 233-235 Fisher Drive, however, space is rented out to CBE Group, who is a collection agency. CBE Group has indicated that additional parking is needed immediately due to a large amount of new hires. Smith noted that the paved parking lot expansion is budgeted in the 2015 budget for Veridian, and it is anticipated that construction of the paved lot will begin in the spring or summer of 2015.

It was moved by Sass, seconded by Reisinger, to approve the request for temporary two year variance to the hard surfacing requirements for a vehicular use area associated with a professional office development, to allow for a gravel parking lot expansion of 200-stalls, located

BOARD OF ADJUSTMENT

September 23, 2014 Minutes

at 233-235 Fisher Drive. Motion carried unanimously.

TEMPORARY VARIANCE REQUEST APPROVED

IV. Adjournment

It was moved by Sass, seconded by Reisinger, to adjourn the meeting at 4:25 p.m. Motion carried unanimously.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Tim Andera", written in a cursive style.

Tim Andera,
Associate Planner