

Minutes of Meeting Zoning Board of Adjustment Electronic/Virtual Meeting

February 3, 2021

ROLL CALL: Board members present: Hanson, Rossow, Hollander, Birkenholz, and Billingsley

Board members absent:

STAFF PRESENT: Brian Dunkelberger, City Planner

A quorum being present, Chair Hollander called the meeting to order at 4:39 p.m.

In accordance with the Americans with Disabilities Act, Chair Hollander questioned if there was anyone present that may require special assistance in being able to participate in this public meeting: No response.

Minutes

The Board reviewed the minutes of the previous meeting from December 22, 2020.

Motion by Billingsley, **seconded** by Rossow to approve the minutes from December 22, 2020. Approved, 5-0.

Public Hearing

- A. V21-1: Temporary Use Variance to extend the term for the exterior storage of damaged equipment and vehicles for the purpose of insurance adjustment at the Iowa Speedway, 3333 Rusty Wallace Drive. Tyler Clement, Applicant.

Staff reviewed the prepared staff report and shared documents provided by the applicant. Staff reviewed an aerial view showing the storage areas and photos of the storage from a week before the meeting. Birkenholz asked about neighborhood feedback. Dunkelberger confirmed that no comments were received before the meeting. Billingsley asked why the applicant was requesting an extension. Dunkelberger answered by describing his communications with the applicant about ensuring enough time to clear the property of existing equipment and vehicles, and because auto titling was slowed due to COVID-19. Hansen asked if the current operations have resulted in any issues at the Iowa Speedway. Dunkelberger referenced the photos taken of the property and described how he had personally witnessed vehicles being loaded, then passed the question to the applicant.

Tyler Clement, applicant, described the current operations and provided details regarding the temporary use variance that was originally approved by the ZBA at the September 9, 2020, meeting. He reiterated Dunkelberger's comments and stated that the extension would provide them with enough time to ensure all vehicles are removed and to clean-up the property before a race scheduled for late-July 2021. He stated that the operations had not caused damages at the Iowa Speedway. Clement introduced Rich Hoopis, Insurance Auto Auctions Corp., who then shared that they were requesting an extension at another location as well due to the unexpectedly slow pace of auto titling. He emphasized that this extension would allow them to wrap up their operations in a more efficient and appropriate manner.

Rossow inquired about cleaning up the Iowa Speedway property and bringing it back to a state like it was before the vehicles and equipment arrived. Clement responded with information about an environmental study and evaluation that was conducted before the exterior storage operation began and how another would occur after everything was cleared out. He stated that no negative impacts had been documented nor were they expected. Clements continued by describing what would be required to clean up the property. This will involve additional gravel, regrading, and basic cosmetic maintenance.

Hearing no additional questions or comments, Hollander called for a motion to close the public hearing. **Motion** by Birkenholz, **seconded** by Billingsley. Approved 5-0.

Hollander asked openly about whether anything occurred between the initial approval on September 9, 2020, and February 3, 2021, that would change their answers to the variance questions. He stated that he felt the answers would not change. He felt this extension for the temporary use would not be harmful to the neighborhood or area and it was a better location than a hypothetical alternative property with more public exposure. Rossow and Birkenholz agreed.

Motion by Birkenholz to approve the temporary use variance extending the term until June 30, 2021, for the exterior storage of damaged equipment and vehicles at the Iowa Speedway, 3333 Rusty Wallace Drive, **Seconded** by Billingsley. Approved 5-0.

New Business

Dunkelberger reviewed a letter from Mayor Hansen and repeated the “thank you” to the Board members for their service. Dunkelberger stated that at the first meeting of each year, the Board reviews leadership positions. He asked the members if they were comfortable with current appointments. Members discussed and then voiced support for Hollander to remain as Chair. Hollander commented that he would “concede” and remain as Chair. He asked if Rossow was okay with remaining as Vice Chair, and he voiced his support. Rossow confirmed.

Dunkelberger also shared information regarding an upcoming virtual workshop hosted by the Iowa State Extension and Outreach Office. He described the workshop and how it would be a great learning opportunity for ZBA members. Discussion ensued and Dunkelberger informed the members that he would send an email the following day with additional information.

Adjournment:

Motion by Birkenholz to adjourn the meeting, **Seconded** by Billingsley. Approved, 5-0. The meeting was adjourned at 5:00 pm.