

Minutes of Meeting Zoning Board of Adjustment Formal Meeting

September 1, 2021

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

Board members absent:

STAFF PRESENT: Brian Dunkelberger, City Planner

A quorum being present, Chair Hollander called the meeting to order at 4:30 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 August 18, 2021.

Motion by Rossow, **seconded** by Hanson to approve the minutes from August 18, 2021, as written. Approved, 5-0.

Public Hearing

- A. CU21-3: Conditional Use Permit for railroad/transfer facility in I-L zoning district at Parcel #0823276001 (located generally south of N 33 Ave E and E 28 St N intersection). Boyd Brodie (Key Cooperative), applicant.

Dunkelberger reviewed the prepared staff report and shared images of the property, the zoning map, and the proposed site plan submitted by the applicant. Hollander asked for clarification about the proposed rail lines and crossing property lines. Dunkelberger answered and reviewed the site plan and an aerial view of the property. Rossow asked about users of the additional rail lines. Dunkelberger replied with information provided by the applicant in the pre-application meeting with staff. The applicant did not comment. Hollander asked who owned the land. Dunkelberger confirmed that the two current owners had submitted comments, but that REG or Key Cooperative were interested in purchasing the land. Billingsley asked about which entities would use the rail spurs. Dunkelberger answered and described discussions relating to the shipment of wind turbine blades. Hollander agreed and Billingsley suggested that the little bit of additional infrastructure could go a long way for Newton.

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.

Billingsley asked if anyone had a reason as to why it was a bad idea or what the downside might be for the proposed use. Board members had none, and Hollander described why the proposed conditional use was appropriate considering the surrounding area.

Motion by Billingsley to approve CU21-3, a conditional use permit to allow a railroad/transfer facility at Parcel #0823276001 (located generally south of the N. 33rd Ave. E. and E. 28th St. N. intersection) with the requirement that the applicant will submit a site plan for administrative review. **Seconded** by Rossow. **Roll call vote:** approved 5-0.

Old Business

None.

Board members discussed the approved conditional use and how the additional infrastructure might help expedite the removal or reprocessing of “retired” wind turbine blades found around the community.

Motion by Birkenholz to adjourn the meeting, **Seconded** by Hanson. Approved, 5-0. The meeting was adjourned at 4:49 pm.

DRAFT