

Minutes of Meeting Zoning Board of Adjustment Formal Meeting

October 6, 2021

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

Board members absent: Billingsley

STAFF PRESENT: Brian Dunkelberger, City Planner
Craig Armstrong, Development Specialist

A quorum being present, Chair Hollander called the meeting to order at 4:31 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 September 1, 2021.

Motion by Rossow, **seconded** by Hanson to approve the minutes from September 1, 2021, as written. Approved, 4-0.

Public Hearing

- A. CU21-4: Conditional Use Permit for accessory building exceeding 1,000 sq. ft. at 1106 West 4th Street North. Skylar Smith, applicant.

Dunkelberger reviewed the prepared staff report and shared aerial images of the property, the zoning map, and the site plan submitted by the applicant. Skylar Smith, applicant, approached the Board and highlighted a couple key details shared by city staff.

Hollander asked for clarification about the driveway shown on the site plan. Smith answered and described the topography of the area, and Dunkelberger added that Smith would need to continue working with the Newton Public Works Department for the final design of the driveway approach and coordinate timing with the Union Drive resurfacing project. Hanson asked if the project would require the applicant to remove any of the heavily wooded area. Smith answered that only a few small trees would need to be removed. Birkenholz shared that she had to drive by a couple times because she couldn't see the driveway. Smith agreed and described how it slopes down well below the grade of the road. Hanson asked about the intended use of the accessory building. Smith shared that he planned to use it for hobbies, storage, and possibly a personal office in the future.

John Payne, 1019 Union Dr, voiced his support for the project.

Hearing no additional questions or comments, Hollander called for a motion to close the public hearing. **Motion** by Birkenholz, **seconded** by Hanson. **Voice vote:** Approved 4-0.

Hollander shared that because of the setting of the property and surrounding environment, additional requirements or conditions on the permit such as screening and/or design elements were not necessary. Members voiced their agreement. Hollander called for a motion to approve CU21-4.

Motion by Birkenholz to approve CU21-4, a conditional use permit for the construction of an accessory building exceeding 1,000 sq. ft. at 1106 West 4th Street North with the understanding that the applicant will submit a building permit application and continue collaborating with the Newton Public Works Department to finalize a driveway approach design in accordance with the Union Drive resurfacing project, **seconded** by Rossow. **Roll call vote:** Approved 4-0.

Old Business

None.

Motion by Rossow to adjourn the meeting, **seconded** by Hanson. Approved, 4-0. The meeting was adjourned at 4:45 pm.