

CITY OF HUXLEY

Notice of Huxley Zoning Board of Adjustment Meeting Notice and Agenda

For Wednesday, July 17, 2019 at 5:30 P.M.

City Council Chambers at the Huxley City Hall

PUBLIC NOTICE IS HEREBY GIVEN THAT THE HUXLEY ZONING BOARD OF ADJUSTMENT OF THE CITY OF HUXLEY, IOWA, WILL MEET IN THE CITY COUNCIL CHAMBERS ON THE FIRST FLOOR OF THE 3C'S, HUXLEY, IOWA, AT 5:30 P.M. ON WEDNESDAY THE 17TH DAY OF JULY, 2019 TO CONSIDER THE MATTERS ENUMBERATED IN THE FOLLOWING AGENDA:

1. Roll Call/Introductions
2. Approval of minutes from the June 4, 2019 meeting.
3. Hearings;
- 3.1 **PUBLIC HEARING; ALL CITIZENS AND ALL PARTIES IN INTEREST WHO MAY BE ENTITLED TO NOTICE AND OPPORTUNITY TO BE HEARD ON A REQUEST FOR A SPECIAL PERMIT UNDER SECTION 165.43(4)(K) OF THE ZONING ORDINANCES FOR PROPERTY LOCATED AT 212 WEST RAILWAY HUXLEY, IOWA.**
 1. Chairman opens hearing
 2. Discussion
 3. Motion to close hearing
4. Motion to approve a Special Permit to property owner Timothy Hansen under section 165.43(4)(K) of the Zoning Ordinances.
5. Miscellaneous business.
6. Adjournment.

THIS NOTICE IS HEREBY GIVEN AT LEAST 24 HOURS PRIOR TO THE COMMENCEMENT OF THE MEETING SPECIFIED ABOVE. THIS WAS DONE BY ADVISING THE NEWS MEDIA WHO HAVE FILED A REQUEST FOR NOTICE AND BY POSTING THE NOTICE ON THE FRONT WINDOW IN THE LOBBY AREA IN CITY HALL THAT IS ACCESSIBLE TO THE PUBLIC. THIS WAS ALL PURSUANT TO CHAPTER 21 OF THE CODE OF IOWA.


John Haldeman, Zoning Administrator, CA



HUXLEY
HEART OF THE GREAT PLAINS

NOTICE OF PUBLIC HEARING

TO: ALL CITIZENS AND ALL PARTIES IN INTEREST WHO MAY BE ENTITLED TO NOTICE AND OPPORTUNITY TO BE HEARD ON A REQUEST FOR A SPECIAL PERMIT UNDER SECTION 165.43(4)(K) OF THE ZONING ORDINANCES FOR PROPERTY LOCATED AT 212 WEST RAILWAY HUXLEY, IOWA.

You are hereby notified that at 5:30 p.m. on the 17th day of July, 2019, in the City Council Chambers, City Hall, 515 N. Main Ave, Huxley, Iowa, the Board of Adjustment of Huxley, Iowa, will hold a public hearing on an application for special permit by property owner Timothy Hansen, under section 165.43(4)(K) of the Zoning Ordinances to allow the construction of a handicap accessible garage located at 212 West Railway Huxley, Iowa. The applicant requests a special permit granting an exception to the applicable R-2 District requirement of section 165.22(2) that the minimum front yard setback is thirty feet. The applicant asks that the Board grant a special exception of fifteen feet of the required thirty-foot front yard setback, so that the new garage shall be permitted.



All persons will have the opportunity to be heard on such proposals at such time and place. Thereafter, the Board of Adjustment may take action on such request for a special permit without further notice or opportunity for hearing.

Should you have any questions, please contact City Hall at 515-597-2561.

Sincerely,

Amy Kaplan
Zoning Clerk



Zoning Board of Adjustment Minutes

Tuesday June 4, 2019
City Council Chambers—Huxley City Hall
6:00 P.M.

1.0) CALL TO ORDER AND ROLL CALL:

Acting Chairman Jeff Begg called the ZBA meeting to order at 6:02 P.M. ZBA members present:

Tim Wilson	<input checked="" type="checkbox"/>	Allison Easter	<input checked="" type="checkbox"/>
Paul Wilken	<input type="checkbox"/>	Roger Wheeler	<input checked="" type="checkbox"/>
Jeff Begg	<input checked="" type="checkbox"/>		

Staff present: John Haldeman-Zoning Administrator
Amy Kaplan-Zoning Clerk

Consultants present: Jim Nervig-Zoning Attorney

Guests present: Britni Andreassen (Kum & Go) and Keith Weggen (CDA)

2.0) MOTION TO APPROVE THE MINUTES FROM THE MAY 20, 2019 MEETING: Motion by Wheeler and seconded by Easter to approve minutes. Roll was taken. 4 AYE. 0 NAY. MCU.

3.0) PUBLIC HEARING-- DISCUSSION ON A REQUEST FOR A SPECIAL PERMIT UNDER SECTION 165.29 OF THE ZONING ORDINANCES FOR A SIGN TO EXTEND THE HEIGHT FROM 50' TO 100' FOR THE NEW KUM & GO STORE TO BE LOCATED 1706 HIGHWAY 210

The Zoning Board of Adjustment held a public hearing to discuss and act on a request for a special permit under section 165.29 of the Zoning Ordinances for property located at 1706 Highway 210.

The Acting Chairman opened the hearing at 6:04 P.M. Keith Weggen explained that a 50' sign would have restricted view from the interstate due to the landscape and vegetation in the area. Their goal is that a 100' sign height will allow a safe distance for travelers to make a decision and safely exit the interstate. It was agreed that Kum & Go has proven exceptional hardship and that a special use permit is justified.

At 6:07 P.M, there was no further discussion. Motion by Wheeler to close the hearing and grant a special use permit for a 100' sign, seconded by Wilson. Roll call: Begg, Wheeler, Easter, Wilson voted yes. Motion carried.

4.0) MISCELLANEOUS BUSINESS- Britni Andreassen indicated that construction on Kum & Go will start in late fall and take approximately 7 months.

5.0) ADJOURNMENT -Motion by Easter to adjourn meeting at 6:10 P.M., seconded by Wheeler. 4 AYE. 0 NAY. MCU.

Amy Kaplan, Zoning Clerk

Jeff Begg, Acting Chairman

Date of Approval

NOTICE OF PUBLIC HEARING

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All persons will have the opportunity to be heard on such proposals at such time and place. Thereafter, the Board of Adjustment may take action on such request for a special permit without further notice or opportunity for hearing.

Dated the 5th day of July 2019.

Paul Wilken
Board Chairperson