

BOARD OF ADJUSTMENT & APPEALS

Council Chambers

May 10, 2017

Present: Charles Block, Tim Wondra, Larry Wright
Absent: Donna Amandus
Staff: Doug Krogmeier, Emily Britton
Visitors: Jimmy Wendorf, Eric Frietag

Charles Block called the meeting to order at 6:00. A quorum was declared with three members present.

Minutes from the April 12, 2017, meeting were approved as written on a motion by Wondra; seconded by Wright. Approval was unanimous.

NON-AGENDA ITEMS: none

Case File 17-03: Special Use Permit request to allow on-premises sale and consumption of alcoholic beverages in a B-1 District.

Staff reviewed report.

Block opened public hearing at 6:02 pm.

Jimmy Wendorf explained the new business (Tacos, Tacos, Takos) would be open 6 days a week for lunch, 11-2:30, and for dinner until 7 on Thursdays, Fridays and Saturdays and will be located primarily on the porch of the building at 616 7th St. Another business opening in the building called Sip will follow those hours but may remain open until 7 every day. Harvestville Farms will also open a store within the structure to sell items similar to what they currently sell at their location on Highway 2, which will include bottles of Iowa wine and craft beers. Block asked if there will be on-premises consumption at those locations and Wendorf only Tacos, Tacos, Takos and Sip will have on premises consumption and Harvestville Farms will only sell full bottles. Krogmeier then explained this was written for the entire building so if approved they would all be covered from a zoning standpoint, however they each would require their own liquor license which would be reviewed by City Council on an individual basis so there would still be additional approval required.

Block closed the public hearing at 6:06 pm.

Wright asked if there had been any neighbor concerns, and there had not.

Completion of Finding of Fact.

Wondra moved, seconded by Block, to approve the Special Use Permit to allow on-premises sale and consumption of alcoholic beverages in a B-1 District.

Vote: 3-yes, 0-no. Motion passed.

Case File 17-04: Variance to hold reduced side yard setbacks at 1414 37th St.

Staff reviewed report.

Block opened public hearing at 6:12pm.

Eric Frietag, owner and operator of Turbo Car Wash, explained his plans to fix up his location on the west end of town. He plans to demolish the existing structure and rebuild a more efficient and more convenient facility with 4 self-serve, and two automatic stalls with the pump house in the middle and a dog wash with a steel sink indoors with storage in back. There will also be new vacuums installed close to the curb to avoid blocking the stalls. The current plans allow parking for the dog wash portion separately so cars are not blocking the wash stalls. To do so he will be pushing 8-10 feet north to give customers more room to turn and be more accommodating. Krogmeier explained the

zoning related to car washes requires room for three stacked vehicles and these plans would comply with that. Freitag said he hopes to start the project in July and have it completed in October.

Block closed the public hearing at 6:19 pm.

Block asked if there were any neighbor concerns, Krogmeier said the only neighbors he heard from asked about the process but had no concerns.

Completion of Finding of Fact.

Wright moved, seconded by Wondra, to approve the variance to hold reduced side yard setbacks at 1417 37th St.

Vote: 3-yes, 0-no. Motion passed.

Old Business: None

Other/New Business: None

Wright moved, seconded by Block, to adjourn the meeting.

Vote: 3-yes, 0-no.

Meeting adjourned at 6:25PM.

Charles Block