

BOARD OF ADJUSTMENT & APPEALS  
Council Chambers  
September 19, 2019

Present: Charles Block, Larry Wright, Tim Wondra, Jerry Hamelton  
Absent:  
Staff: Doug Krogmeier, Emily Britton  
Visitors: Phi Lien, Todd Piper, Thuy Nguyen, Jean Link, Jean Neuweg, Heidi Driscoll

**Chuck Block called the meeting to order at 6:00.** A quorum was declared with four members present.

**Minutes from the July 10, 2019, meeting were approved as written on a motion by Wondra; seconded by Wright. Approval was unanimous.**

**NON-AGENDA ITEMS: none**

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**Case File 19-03: Special Use Permit request to allow a nonconforming use to be converted to a special use (nail salon) at 1034 Ave E.  
Block opened public hearing at 6:03 pm.**

Staff reviewed report.

Jean Nueweg, Hope Real Estate Associate, explained there is a transaction pending on the sale of the property. She explained the rent for Lily Nail at the Lodi strip mall was raised \$500/month so they decided to buy their own property to stay in business. They considered moving to Burlington but chose to stay local and utilize an empty building in town.

Heidi Driscoll, owner of 1030 Ave E, stated she has no issue with the business itself but is concerned customers will park in front of her property next door.

Todd Piper, contractor, explained there are 7 designated customer parking spaces along the west side of the building with plans to possibly make one a handicap space, along with a garage and driveway with some additional space. He also mentioned the owners may add some parking for employees in the back. Then he pointed out that Ave E is a public road so they cannot keep customers from parking there, however with two spaces on Ave E in front of the building in addition to the other parking he does not believe there will be much issue.

Thuy Nguyen, buyer of the property and owner of Lily Nail, reviewed their hours of operation (being from 9-7pm on weekdays and 9-6pm on Saturdays, which may be reduced in the winter months). She suggested adding a painted line on Ave E between the business and neighboring house so she could let customers know not to park past the line. She also suggested creating a handicap space on Ave E out front. Piper pointed out there may not be adequate ramps up to the sidewalk on that corner so that may not be an option. Krogmeier further explained it is difficult to put a handicap space on Ave E but he could mention it to the Public Works Director. Block asked if the church a block or two down has some on Ave E and Krogmeier acknowledged they do, however the visibility on the corner of 11<sup>th</sup> and Ave E is more of an issue when cars are parked on Ave E because of the incline up to the intersection when heading north on 11<sup>th</sup>. Block then mentioned it is not an issue for this board to address, Krogmeier agreed and stated they do have their customer and employee parking covered.

**Block closed the public hearing at 6:10 pm.**

**Wondra moved, seconded by Hamelton, to approve the Special Use Permit request to allow a nonconforming use to be converted to a special use (nail salon) at 1034 Ave E.**

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**Wondra moved, seconded by Block, to adjourn the meeting.**

**Vote: 4-yes, 0-no.**

**Meeting adjourned at 6:16 pm.**

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**Chuck Block**