

Minutes - Woodbury County Board of Adjustment Meeting March 7, 2005

The meeting convened on the 7th of March, 2005 at 7:00PM in the Board of Supervisors Meeting Room in the Court House, Sioux City, Iowa. Present were the following Board members – Christine Zellmer-Zant serving as Chairperson, Alan Vandehaar, Kenneth Gard, Willard B. McNaughton, and Corey Meister; Zoning Staff: John Pylelo and Peggy Napier. Eldon and Paula Cleveland, and Doug Woolworth from the public were also in attendance. The Chairman informed those present the meeting was being audio taped.

The first agenda item was the election of the 2005 Board of Adjustment Chairman:

Current Chairman Christine Zellmer-Zant called for the election of the Chairman for 2005 by the members of the Board of Adjustment. Mr. Pylelo issued the written ballots to the members of the Board, then read and tallied the results. Willard (Brian) McNaughton was elected Chairman by three (3) votes; Kenneth Gard received two (2) votes.

The next agenda item was the election of the 2005 Board of Adjustment Vice-Chairman:

Chairman Zellmer-Zant called for the election of Vice-Chairman for 2005 by the members of the Board of Adjustment. Mr. Pylelo issued the written ballots to the members of the Board, then read and tallied the results. Kenneth Gard was elected Vice-Chairman for 2005 by a unanimous vote of all 5 members of the Board.

Brian McNaughton assumed chairmanship of the meeting.

The next agenda item was approval of the previous meetings minutes of February 7, 2005.

Minutes of the February 7, 2005 Board of Adjustment meeting were approved on motion made by Mrs. Zellmer-Zant; seconded by Mr. Meister; motion carried.

The next Agenda item was a Consideration of the Cleveland Variance:

Mr. Woolworth reviewed the options with the Board. Speaking on behalf of the Clevelands, he stated their preferences as option 1, then 2, then 3.

Other considerations discussed impacting terrace water runoff were a barrier wall, garage versus pad elevation, and bearing points (i.e. garage versus terrace toe).

The Board and Mr. Woolworth discussed approaching the owner of lot 2, Ty Tadlock, regarding the filling of a large sinkhole existing on his portion of the terrace to prevent a

potential blowout situation. The topography limits the building area and placement of the Cleveland structures which would be affected should a blowout occur.

The members were polled by Chairman McNaughton.

Mr. Gard made a motion the variance be approved subject to the following conditions:

- 1. The northeast corner of the accessory structure is to be no less than 13.5' west of the toe of the terrace on the east property line; and**
- 2. The distance between the east wall of the accessory structure and the toe of the terrace is to increase as you travel south; and**
- 3. The accessory structure must be moved not less than eight (8) feet to the west; and**
- 4. The grading elevations upon the parcel shall provide proper drainage on all four (4) sides of the accessory structure. The drainage channel or depression created east of the accessory structure will be permanently maintained to provide adequate drainage away from the parcel's structures.**

Mr. Vandehaar seconded the motion; motion carried with "aye" votes by Mr. Meister, Mr. Vandehaar, and Mr. Gard; and one (1) "naye" vote by Mrs. Zellmer Zant.

Mrs. Zellmer-Zant made a motion to adjourn; seconded by Mr. Gard; motion carried.

Meeting adjourned 9:00 PM