

MINUTES OF THE ZONING BOARD OF APPEALS MEETING HELD ON APRIL 19, 2018

The meeting was called to order by Chairman Ken Hartman at 7:33 PM.

Roll call was taken: **Present: Goessling, Hagenow, Loerch, Gibbs and Hartman.**
Absent: Boothman and Kaempfe

Chairman Hartman asked if there were any additions or corrections to the minutes of the March 15, 2018 meeting. A motion was made by Goessling and seconded by Hagenow to approve the minutes of the March 15, 2018 meeting as presented. Motion carried.

The Chairman asked if there were any citizens to address the Zoning Board of Appeals. There were none.

The Chairman also asked if there were any corrections or deletions to the agenda. There were none.

OLD BUSINESS:

The Chairman asked if there was any old business. There was none.

PETITIONS:

Z-18-04-01 Review and Comment on a Proposed Zoning Text Amendment to Section 40-2-3(B) to allow for the removal of “Modular Homes” from the list of Permitted Uses in the R-3 Single Family Zone District.

The Zoning Administrator spoke on behalf of this petition and commented that the public notice for this petition was published in the Waterloo Republic Times on April 04, 2018. Postal notifications are not required since this is a City wide zoning change. There are many negative conations that come with a modular home which can affect property values and stigma of the neighborhood. While this may not be absolutely true, the perception is still there. A modular home is defined as a factory-fabricated single family home built in one or more sections. It is not a mobile home. A mobile home is built on a frame and has a VIN number and it is mortgaged in a similar fashion as a car.

Motion was made by Gibbs and seconded by Loerch to recommend approval on a Proposed Zoning Text Amendment to Section 40-2-3(B) to allow for the removal of “Modular Homes” from the list of Permitted Uses in the R-3 Single Family Zone District.

**Members voted as follows: YES – Goessling, Hagenow, Loerch, Gibbs and Hartman.
Motion carried.**

Z-18-03-03 Review and Comment on a Proposed Special Sign Permit for KB Development for their Building Located at 121 South Main Street, Old City Hotel.

Mr. Mike Thomas, KD Development, was present to speak on behalf of this petition. Mr. Thomas would like to recreate the old City Hotel sign on the building located at 121 South Main Street. The sign would contain the same font and size as the original sign. The only difference is the sign would contain the addition of the words “Lofts at” City Hotel. Mr. Thomas wants to restore the building like the original store front. He is recreating the doors and woodwork as it looked in the 1800’s. The Zoning Administrator passed out the minutes from the Downtown Beautification Committee meeting where the sign was given favorable recommendation for approval. The sign will be a metal sign similar to Bill Wirth’s and Randy’s Double R Bar. The sign should last about twenty years, and should not fade. It is resistant to weather.

Motion was made by Goessling and seconded by Loerch to recommend approval on a Proposed Special Sign Permit for KB Development for their Building Located at 121 South Main Street, Old City Hotel.

Members voted as follows: YES – Goessling, Hagenow, Loerch, Gibbs and Hartman. Motion carried.

NEW BUSINESS:

The Chairman asked if there was any old business. There was none.

Motion to adjourn the meeting at 7:47 PM was made by Loerch and seconded by Hagenow. Motion carried.

Minutes respectively submitted by Mechelle Childers