

**MINUTES OF THE ZONING BOARD OF APPEALS
MEETING HELD ON JANUARY 19, 2023**

The meeting was called to order by Chairman Ken Hartman at 7:30 PM

Roll call was taken: **Present: Poettker, Loerch, Boothman, Spielman, Powell, Gibbs and Hartman.**

Chairman Hartman asked if there were any additions or corrections to the minutes of the December 15, 2022 meeting. A motion was made by Boothman and seconded by Loerch to approve the minutes of December 15, 2022 as presented. Motion carried.

The Chairman asked if there were any petitions by citizens on non-agenda items. There were none.

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

PETITIONS:

Z-23-01-01 Review and Comment on a petition to consider a special use permit to allow “Government Uses” at 226 East Third Street, Parcel No. 07-25-282-011-000 in the B-3 Zoning District, as permitted by 40-2-3(B) as requested by petitioner Monroe County Sheriff Department.

The Zoning Administrator commented that the public notice for this petition was published in the January 04, 2023 edition of the Waterloo Republic Times, and postal notification receipts were received from all but two recipients. The Zoning Administrator called the two recipients whose postal notifications were not received and emailed them the information.

Sheriff Neal Rohlfing, representing the Monroe County Sheriff Department, was present to speak on behalf of this petition. Sheriff Rohlfing explained that the Monroe County Sheriff Department is requesting a special use permit to allow “Governmental Uses” for a parking lot at 226 East Third Street. There has been discussion of expanding the current building which houses the Monroe County Sheriff Department and jail. With the SAFE-T Act (abolishment of the cash bail system) there appears to be no need to expand the jail portion of the building. However, they still would like to expand the administrative section into the current parking lot. Since this will leave employees with no place to park, the Sheriff Department has purchased the lot at 226 East Third Street for their future parking needs. It is estimated that the lot will hold 36 parking spaces. In addition to parking, there are plans to add to the current shed on the property for use as a maintenance building. Mr. Aaron Metzger, Monroe County Engineer, will be in charge of providing temporary and permanent drainage and erosion control.

Motion was made by Gibbs and seconded by Spielman to recommend approval for a special use permit to allow “Government Uses” at 226 East Third Street, Parcel No. 07-25-282-011-000 in the B-3 Zoning District, as permitted by 40-2-3(B) as requested by petitioner Monroe County Sheriff Department.

Members voted as follows: YES – Gibbs, Poettker, Loerch, Boothman, Spielman, Powell and Hartman.

Motion carried.

Z-23-01-02 Review and Comment on parking space requirements for future Waterloo Park District Splash Pad located in William Zimmer Memorial Park at the corner of North Rogers Street and Benjamin Lane according to 40-6-14 schedule of parking requirements.

Mr. Shelby Mathes, President of the Waterloo Park District, was present to speak on behalf of this petition.

The Park Board is looking at alternatives to help cut expenses. One of the plans is to oil and chip the proposed Splash Pad parking lot. This is allowable by code since the property is in an agricultural-zoned area. Per code, the number of parking spaces for a municipal recreational or community center is determined by the Zoning Board of Appeals. The Park Board is planning on creating enough parking space for forty-two (42) vehicles and two (2) concrete pads for handicap parking. Parking spaces would be indicated with concrete bumpers. Mr. Mathes stated that the Splash Pad parking lot would eventually be overlaid with asphalt. The park just does not have the money right now to complete the Splash Pad project as initially planned. Therefore, unless the pad is up and running by June 23, 2023, all the money they originally had will have to be returned in full. Since they are not a 501(c)(3) organization the donation from the William Zimmer Foundation fell through when it was determined the foundation could not donate the funds directly to a taxing entity. Then it was discussed that the Zimmer Foundation could donate the funds to the Waterloo Citizens for a Pool (WCP) which could then pass the funds on to the Waterloo Park District. However, this “pass-through” must occur without the WCP placing any contingencies on the Waterloo Park Board to receive the funds. The plans are to “skinny down” the original Splash Pad proposal in order to get the project started and then build up from there.

The Chairman commented that all we need to decide tonight is if the Zoning Board of Appeal believes that 42 parking spaces are adequate for the Splash Pad.

Motion was made by Gibbs and seconded by Poettker to recommend approval of the parking space requirements for future Waterloo Park District Splash Pad located in William Zimmer Memorial Park at the corner of North Rogers Street and Benjamin Lane according to 40-6-14 schedule of parking requirements.

Members voted as follows: YES – Gibbs, Poettker, Loerch, Boothman, Spielman, Powell and Hartman.

Motion carried.

COMMENTS:

Board Member Poettker stated she would not be at the February 2023 Zoning Board of Appeals meeting.

Motion to adjourn the meeting at 7:56 PM was made by Loerch and seconded by Poettker.

Motion carried.

Minutes respectfully submitted by Mechelle Childers.