

MINUTES OF THE ZONING BOARD OF APPEALS MEETING HELD ON OCTOBER 20, 2022

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

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

Absent: Poettker

Chairman Hartman asked if there were any additions or corrections to the minutes of the September 15, 2022 meeting. A motion was made by Spielman and seconded by Loerch to approve the minutes of September 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-22-09-02 Review and Comment on a Petition for a Special Use Permit to allow two Self-Storage Unit Buildings at 1329 North Illinois Route 3, Parcel No. 07-13-101-007-000 and 1324 Jamie Lane, Parcel No. 07-13-101-004-000 in the B-2 Zoning District, as permitted by 40-2-3(B) as requested by the petitioner, Chris Kalbfleisch.

The Zoning Administrator commented that the public notice for this petition was published in the October 05, 2022 edition of the Waterloo Republic Times, and postal notification receipts were resent and received from all recipients.

Mr. Chris Kalbfleisch, petitioner and owner of the properties, was present to speak on behalf of this petition. Mr. Kalbfleisch stated that two years ago the Zoning Board of Appeals approved a Special Use Permit to build a self-storage unit on his property. This storage unit, however, has not been built. He has since purchased some adjoining property and is requesting a second Special Use Permit to construct two self-storage units on the newly acquired properties; for an overall construction of three storage units. Water detention will be contained under the storage units and the elevation changes of the property will be addressed during this time. The units will be lit, but there will be no overhead lighting. Access to the facilities will be via the current entrance to Quality Collision and there will be video surveillance. The project is scheduled to start in the spring of 2023. Mr. Kalbfleisch mentioned that he has sold the auto body portion of his Quality Collision business, and the mechanical work portion of the business will be moved to the old Sears building on Jamie Lane.

Mr. Kalbfleisch was reminded that he will need to obtain a building permit for his first Special Use request by December 2022 or it will meet the 2-year expiration deadline.

Motion was made by Gibbs and seconded by Boothman to recommend approval for a Special Use Permit to allow two Self-Storage Unit Buildings at 1329 North Illinois Route 3, Parcel No. 07-13-101-007-000 and 1324 Jamie Lane, Parcel No. 07-13-101-004-000 in the B-2 Zoning District, as permitted by 40-2-3(B) as requested by petitioner, Chris Kalbfleisch.

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

Z-22-10-01 Review and Comment on a Petition for a text amendment to modify Section 40-4-10, 40-3-2, and 40-2-3(B) regarding residential greenhouses.

The Zoning Administrator commented that the public notice for this petition was published in the October 05, 2022 edition of the Waterloo Republic Times.

The Zoning Administrator stated that a citizen was interested in building a residential greenhouse. The current ordinance states that greenhouses in all zoned districts are required to have a 50-foot setback. This requirement is difficult to achieve on most residential properties. When reviewing the ordinances, three sections would need to be modified if there was a change in the setback requirements. One of the ordinance changes would classify residential greenhouses as an accessory building, thereby they would have to meet the same requirements as an accessory structure. Another change would be that lights could not be used as a heat source. The last change would make a residential greenhouse allowable only by a special use permit. This would then allow the City to review the projected project, the building materials that are being used, and mitigate any potential impacts on the community.

Motion was made by Gibbs and seconded by Spielman to recommend approval for a text amendment to modify Section 40-4-10, 40-3-2, and 40-2-3(B) regarding residential greenhouses. Members voted as follows: YES – Gibbs, Loerch, Boothman, Spielman, Powell and Hartman. Motion carried.

COMMENTS:

The Zoning Administrator had the following comments:

- There is a potential Special Use Permit next month for a daycare facility in a B-2 Business Zoned District.
- Next month there will be a Special Sign request for Gallagher's Restaurant for a wall-mounted sign on the northeast corner of the building. The sign will extend 2-feet out from the corner and be similar to the corner signage at RRR Bar.

Motion to adjourn the meeting at 7:52 PM was made by Loerch and seconded by Spielman. Motion carried.

Minutes respectfully submitted by Mechelle Childers.