

MINUTES OF THE ZONING BOARD OF APPEALS MEETING HELD ON FEBRUARY 20, 2020

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

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

Chairman Hartman asked if there were any additions or corrections to the minutes of the July 18, 2019 meeting. No changes were suggested.

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-20-02-01 Review and Comment on a Proposed Special Use/Home Occupation Permit for Home Occupation (Speech Therapy) to be located at 133 Waters Edge Dr. (Parcel #07-26-249-018-000).

The Zoning Administrator commented that the public notice for this petition was published in the Waterloo Republic Times on February 5, 2020, and the postal notification receipts have been received. Ms. Kayla Maschhoff, homeowner and proposed business partner, was present to speak on behalf of this petition. Ms. Maschhoff would like to obtain a home occupation permit to offer Speech Therapy from her residence at 133 Water's Edge Drive. Ms. Maschhoff indicated that the majority of business will not take place in the home, but if there is activity in the home it will be during normal business hours. Ms. Maschhoff continued that she and her partner, Elizabeth Horn, would help students unable to attend speech therapy at school and their interactions would most often be with one parent and one student. Mr. Loerch requested information on the age group of the children they would serve. Ms. Maschhoff indicated they could service ages birth to 18 years, but would typically see ages 2-12. The Zoning Administrator reminded the board that the planning commission and the neighbors were notified of petition and zoning board meeting. Ms. Maschhoff offered that her home had a separate entrance for the business. Mr. Hartman requested if there were any other speakers on the petition. The request was made two additional times. No one else was present to speak for or against this petition

Motion was made by Gibbs and seconded by Goessling to recommend for a Proposed Home Occupation Permit petition by Kayla Maschhoff.

Members voted as follows: YES – Gibbs, Goessling, Hagenow, Boothman, Loerch, Poettker and Hartman.

NO – none

Motion carried.

Z-20-02-02 Review and Comment on a Proposed Variance from the requirements of 40-2-3(A) of the Zoning Code of the City of Waterloo regarding the distances between buildings; and, the rear and side yard setback requirement for the property located at 308 Flower St., Parcel No. 07-25-201-032-000

The Zoning Administrator commented that the public notice for this petition was published in the Waterloo Republic Times on February 5, 2020, and the postal notification receipts have been received. Mr. Brandon Ratterman, homeowner, was present to speak on behalf of this petition. Mr. Ratterman indicated he would like to complete the partially finished shed and use it for storage of lawn mower and motorcycle. The Zoning Administrator discussed the specifications of the structure and indicated that the structure had been discovered by the building inspector. Mr. Gibbs asked for more details regarding the storage. Mr. Ratterman indicated that in addition to the mower and motorcycle he needed storage for parts and construction tools needed for his employment. The Zoning Administrator indicated that neighbor Jennifer Horsley stated that she only had concerns about the structure if it was moved to her property. Mr. Loerch asked if the structure were turned 90 degrees if any of the requirements currently in question would be met. The Zoning Administrator indicated that no variables would be changed if the 90 degree move were made. Mr. Boothman made note of the trees in the back of the shed that would block the view of the shed from the neighbors. Mr. Goessling noted that the white fence would also obstruct the view of the structure for neighbors and passersby. Mr. Hartman requested if there were any other speakers on the petition. The request was made two additional times. No additional individuals were present to speak for or against this petition.

Motion was made by Gibbs and seconded by Boothman to recommend for approval of a variance from the requirements of 40-2-3(A) of the Zoning Code of the City of Waterloo regarding the distances between buildings; and, the rear and side yard setback requirement for the property located at 308 Flower St., Parcel No 07-25-201-032-000

Members voted as follows: YES – Gibbs, Boothman, Goessling, Hagenow, Loerch, Poettker and Hartman.

NO – none

Motion carried.

NEW BUSINESS:

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

COMMENTS:

The Chairman asked if there were any comments. Loerch questioned if a fine should be added if structures were erected without consulting the zoning regulations before construction began. Discussion ensued regarding options for avoiding requests for variations to the Zoning Code in the future. It was discussed that a fine may not be the most effective option and that this request is not a frequent request that comes before The Zoning Board.

The Zoning Administrator mentioned a potential future need for a special use permit for the parcel across from Dobbs by the Northwinds neighborhood. The Zoning Administrator indicated that Life X Church would like to build a new campus in the future. The Zoning Administrator requested feedback if the northern or southern parcel of land would be preferable for the church to build their campus. The board discussed that the southern parcel would likely require a stoplight at the intersection with State Route 3 while the northern parcel would potentially not require a stoplight.

**Motion to adjourn the meeting at 8:05 PM was made by Loerch and seconded by Hagenow.
Motion carried.**

Respectfully Submitted,
Lauren Poettker