BOARD OF ADJUSTMENT

GOVERNMENTAL BODY: BOARD OF ADJUSTMENT
DATE OF MEETING: Monday, December 18, 2017
TIME/PLACE OF MEETING: 6:30 P.M. CITY HALL
TENTATIVE AGENDA
1. Call to order/Roll call
2. Approval of the 08/14/17 minutes.
3. Consider Delic Granite and Tile, property located on Lot 24 of Golden Circle Air Plat 2, De Soto, Iowa, variance application for Chapter 156, Site Plan, 156.02.07, Design Standards, 156.04.08B, Open Space, Landscaping, Parking and Architectural Requirements and 156.04.13F, Arterial Corridor Overlay.

Adjourn

December 18, 2017 Meeting Minutes

The De Soto Board of Adjustment met at 6:30 p.m. with Mayor Butch Ostrander and board members Mitch Crozier, Steven Jones, Mark O’Leary and Don Pierce present; Absent: Commissioner Dallas Bradford; City Clerk Thomas and City Engineer Casey Patton present.

Motion by Pierce/Crozier to approve the 08/14/17 board minutes as written RC: all ayes, Motion carried.

Victor Piagentini, with Associated Engineering Company of Iowa, representing Delic Granite and Tile, discussed with the board their variance application to Chapter 156, Site Plan. Waiver of 156.02.07; The design of the proposed improvements shall include storm water facilities to insure that downstream properties are not subject to storm water flows above current undeveloped levels. Detention facilities shall be designed in accordance with the Urban Design Standards for Public Improvements; Reason: There is no increase in runoff from this site. The predeveloped 100 year storm flow is 3.0 cubic feet per second and the developed 100 year storm flow is 3.0 cubic feet per second. This area does not have a storm sewer system and the grade of the site is relatively flat leaving no place to drain a detention pond. Waiver of 156.04.08B; Earth berming shall be a minimum of three (3) feet above the top of the curb of the adjoining parking lot, if applicable, or public thoroughfare and shall be designed not to negatively affect the drainage of the surrounding area and to be aesthetically pleasing to the general public. Plantings and shrubbery may be substituted for a portion of the height of the earth berm if it can be shown that the shrubbery provides adequate screening and improves the appearance of the development. Reason: Due to the grade of the site and the lack of storm sewer facilities runoff from the parking lot and building would be blocked by the berms. Waiver of 156.04.13F; Arterial Corridor Overlay: All lots within 600 feet of Highway 169 or Interstate 80 shall adhere to the following standards: Reason; This project is located on the north side of Ellefson Drive. The existing and future development of parcels on the south side of Ellefson Drive will partially block the proposed site from view of I-80. Discussion took place; Motion by O’Leary/Pierce to approve the variance application for Chapter 156, Site Plan, 156.02.07, Design Standards, 156.04.08B, Open Space, Landscaping, Parking and Architectural Requirements and 156.04.13F, Arterial Corridor Overlay; RC: all ayes. Motion carried.

With no further business to come before the board at 6:50 p.m. Crozier moved seconded by Jones to adjourn the meeting, RC: all ayes, motion carried.

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Board Chair, Dallas Bradford

Attest:

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Marcia Thomas, City Clerk