



BOARD OF ADJUSTMENT

GOVERNMENTAL BODY: BOARD OF ADJUSTMENT

DATE OF MEETING: Monday, June 15, 2020

TIME/PLACE OF MEETING: 7:00 P.M. CITY HALL

TENTATIVE AGENDA

- 1. Call to order/Roll call**
 - 2. Approval of the 08/19/19 minutes.**
 - 3. Consider variance application for Bryce Holmes, property located at Lot 2, Ellefson Drive, De Soto, IA; Site Plan Chapter 156, 156.02 Design Standards, 156.02 (7) Storm Water and detention facilities; 156.04 Open Space, Landscaping, Parking and Architectural Requirements, 156.04 (7) Surfacing requirements and 156.04 (8) Landscaping, Screening and Open Space Requirements, 156.04 (13) (F) Arterial Corridor Overlay.**
- Adjourn**

June 15, 2020 Meeting Minutes

The De Soto Board of Adjustment met at 7:07p.m.; Board Members, Mark O'Leary, Mitch Crozier and Don Pierce present; Steve Jones, Jordan Kappos joined the meeting by Zoom; Board member Matt Sanders absent; City Clerk Thomas present.

Motion by Crozier/Pierce to approve the 08/19/19 board minutes as written; RC: all ayes, Motion carried 4-0.

Bryce Holmes, property located at Lot 2, Ellefson Drive, discussed with the Board members his 4 variance requests; Storm Water and detention facilities, parking lot surfacing, parking lot landscaping and screening and arterial corridor overlay; 156.02 (7) Storm Water and detention facilities; Bryce said the site is approximately 0.5 acres and he feels the runoff potential after development is very minimal. The north side of the site is all grassed and the site gradually slopes towards the north and has a uniform east/west slope across the width of the property. His engineer doesn't see any concerns with increased erosion or significant increase in flow rates if the stormwater can naturally drain from the site; City Engineer Jordan Kappos, response is storm water detention is a major issue that is becoming larger in a lot of communities. SUDAS Standards could be achieved by a small earthen structure and that is my recommendation; Motion by Pierce/Crozier to allow Mr. Holmes site to follow the 25yr/24hr water flow rates; RC all ayes; Motion carried 4-0.; 156.04 (7) Surfacing Requirements; Mr. Holmes said the building pad is 6" thick concrete and the driveway approach will be 8" thick concrete and the future parking lot will be 5" inch thick concrete; Mr. Holmes is asking for an extension of time to complete the surfacing requirements; Motion by Crozier/Pierce to give Mr. Holmes until June 30, 2021 to have the driveway approach completed and June 30, 2022 to pave the parking lot; RC all ayes; Motion carried 4-0; 156.04 (8) Landscaping, Screening and Open Space Requirements; Mr. Holmes would like an exemption for screening of his parking lot because it is so small; The City Engineer has no objection; Motion by Pierce/Crozier to grant a variance for the screening of the parking lot; RC all ayes; Motion carried 4-0; 156.04 (13) (F) Arterial Corridor Overlay; By Ordinance all buildings in the arterial corridor overlay must be designed to include brick, stone or glass as primary materials on at least 50% of each elevation; Mr. Holmes is asking for a variance to allow the building exterior to be ribbed steel with 3 feet of brick on the front elevation only; City Engineer has no objection; Motion by Pierce/Crozier to grant the variance to Mr. Holmes to allow the 3 feet of brick on the front elevation only and that Mr. Holmes will be granted a temporary occupancy permit from the City to operate his business; Once the property passes the final inspection Mr. Holmes will receive a Certificate of Occupancy Permit; RC All ayes, Motion carried 4-0. Motion by Crozier/Jones to adjourn @7:45p.m.; RC all ayes, Motion carried 4-0.

With no further business to come before the board at 7:45pm. Crozier moved seconded by Jones to adjourn the meeting, RC: all ayes, motion carried.

Mark O'Leary
Board Chair, Mark O'Leary

Attest:

Marcia Thomas
Marcia Thomas, City Clerk

