



BOARD OF ADJUSTMENT

GOVERNMENTAL BODY: BOARD OF ADJUSTMENT

DATE OF MEETING: Tuesday, October 27, 2020

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

Marcia Thomas is inviting you to a scheduled Zoom meeting.

Topic: City of De Soto

Time: October 27, 2020 07:00 PM Central Time (US and Canada)

Join Zoom Meeting

<http://zoom.us>

Meeting ID: 862 3458 2351

Password: desoto

TENTATIVE AGENDA

1. Call to order/Roll call
 2. Approval of the 09/08/20 minutes.
 3. Consider variance application for Right Lane Storage LLC, property located Lot 20 Ellefson Drive, De Soto, IA; Site Plan Chapter 156; 156.04.7 Surfacing Requirements; 156.04.13 F.1 Arterial Corridor Overlay; 156.04-13 F.2 Minimize single plane walls; 156.04.02 Landscaping Requirements; 156.04.03 Buffer Requirements; 165.25.06 Zoning Regulations, Bulk Regulations, Rear Yard Setbacks.
- Adjourn**

October 27, 2020 Meeting Minutes

The De Soto Board of Adjustment met at 7:00p.m.; Board Members, Mark, O'Leary, Mitch Crozier, Don Pierce, Matt Sanders present; Steve Jones and City Engineer Jordan Kappos joined the meeting by Zoom; City Clerk Thomas present.

Motion by Pierce/Sanders to approve the 09/08/20 board minutes as written; RC: all ayes, Motion carried 5-0.

Scott and Jonna Buse own and operate Right Lane Storage, LLC, on Lot 19, Ellefson Drive. It is an 8 bay commercial RV storage facility. They are proposing to build a slightly larger and deeper 9 bay commercial RV storage facility on Lot 20, Ellefson Drive. Scott discussed with Board members their request for special exemptions; 156.04.7 Surfacing Requirements: There will not be a loading zone or off street parking, no onsite office or employees; due to the nature of the business there will be very limited traffic; therefore I am requesting the site will utilize crushed asphalt for the turn-around area in front of the storage building. 156.04.13 Arterial Corridor Overlay: We are requesting a reduction from the 50% of each elevation to be brick, glass or stone; We will use stone 4 ft on the south face of the building to line up even with the steel wainscoting on the remaining sides of the building; this is identical to the current Right Lane Storage facility; F.2 Minimize single plane walls; The proposed building design is nearly identical to the existing Right Lane Storage facility; 156.04.02 Landscaping Requirements; To match the existing facility, the new building will have 8 Chicago Fire Euonymus bushes in the front and 5 Colorado Spruce trees in the rear; 156.04.03 Buffer Requirements, the language used requiring a buffer screening the area from public view includes "loading area" and "storage area"; we are asking the Board to agree that this ordinance still does not apply to our proposed RV storage facility; 165.25.06 Bulk Regulations; Rear Yard Setbacks: due to market demand and customer requests from our current facility, we are planning to build the Lot 20 building 5' deeper than the current building, for a depth of 50'. To maintain curb appeal from Ellefson Drive, we would like the front of the two buildings to align and be the same distance from the road. This plan creates a rear set-back of 26' at the shortest-angled portion of the lot (NW corner). We are requesting the setback exception be approved for aesthetic reasons as well as to create the maximum maneuvering space in front of the building for our customers with larger RV units; Discussion took place; Motion by Crozier/Pierce to approve the requested variances for Right Lane Storage, LLC; RC: all ayes, Motion carried 5-0.

With no further business to come before the board at 7:23pm; Crozier moved seconded by Pierce to adjourn the meeting, RC: all ayes, motion carried.

Mark O'Leary
Board Chair, Mark O'Leary

Attest:

Marcia Thomas
Marcia Thomas, City Clerk

