

The Dallas Center Board of Adjustment met in electronic meeting via Zoom on November 30, 2020 at 7:00 pm due to Iowa Governor Kim Reynold's November 10 and November 16, 2020 updated Proclamation of Disaster Emergency, which among other matters, encouraged all vulnerable Iowans to limit their activities outside of their home including their participation in gatherings of any size and any purpose. The Governor's Proclamation prohibit indoor meetings of more than 15 people. The Governor further suspended state laws requiring a public meeting or hearing to the extent the laws could be interpreted to prevent a governmental body from limiting the number of people present for an in-person location of the meeting, providing the governmental body provides a means for the public to participate by telephone or electronically.

Board Chair Gary Park called the meeting to order at 7:00 pm. Board members on the call/Zoom meeting were Gary Park, Sandy Gannon, Todd Lawton and Eliza Johnson. Bret Van De Pol was not present at roll call but joined the meeting at 7:03 pm.

Board Chair Park opened a public hearing at 7:01 pm for the purpose of hearing comments on the appeal of the Zoning Administrator's decision by Jack Koethe of JK Headquarters, LLC and the request for variances to allow the installation of bulk storage bins on the property at 1204 Sugar Grove Avenue. Section 165.37(3)(C) of the Code of Ordinances provides that outside display areas, outside storage areas, etc. shall not occupy any portion of required yard areas, open space, parking areas, etc. and shall be screened from public thoroughfare and adjacent property view. Jason Van Ausdall and Ralph Brown gave preliminary statements in regard to the request. Bob Haxton made statements in regard to a zoning exception granted to the owners of 1607 Walnut Street. Jack Koethe discussed his plans for this property regarding the need for a variance. The public hearing was closed at 7:33 pm.

The Board discussed various items in regard to the request for a variance including visibility and aesthetics. The Board would like to have each member visit the site and take some measurements before making a decision on this request for a variance.

Motion by Park, 2<sup>nd</sup> by Gannon that the following statement be included in the minutes of this meeting:

Julie Becker requested that her email dated November 11, 2020, be forwarded by the City Clerk to the Board of Adjustment. The email concerns the November 9, 2020, Decision of the Board of Adjustment granting an Exception to Zoning Regulations to Jeffrey L. and Karmen K. Weddle.

The Decision states that the request of the Weddles included "a schematic drawing of the Weddles' property at the intersection of Walnut and Percival Streets depicting property lines".

The Board made numerous findings of fact regarding the structure of the Weddles' home, as depicted on the schematic drawing, including a finding that the Weddles had constructed a screen fence at the entrance on the southeast corner of the structure screening that entrance from the property adjacent to the east (which was shown on the schematic drawing).

The requested uses for the Exception are contained within the house, with guests entering and exiting the house by way of the entrances to the house. The Weddles did not propose any uses outside the house which would require any further detail on the drawing.

The schematic drawing and the statements of the Weddles at the Public Hearing provided the Board with all of the information it needed regarding the site of the requested uses. No additional detail to the schematic drawing was required. Roll call all ayes, motion passed.

Motion by Park, 2<sup>nd</sup> by Lawton to adjourn the meeting at 8:10 pm and reconvene at 7:00 pm on December 7, 2020 by Zoom. Roll call all ayes, motion passed.

Gary Park, Chair