

The Dallas Center Board of Adjustment met in electronic meeting via Zoom on December 7, 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. This meeting was a reconvening and continuance of the November 30, 2020 meeting in regard to 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

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, Eliza Johnson, Bret Van De Pol and Todd Lawton.

Motion by Johnson, 2nd by Lawton to approve minutes of the November 9, 2020, Board meeting. Roll call all ayes, motion passed.

Motion by Lawton, 2nd by Johnson to approve minutes of the November 30, 2020, Board meeting. Roll call all ayes, motion passed.

Motion by Park, 2nd by Van De Pol approving the variances allowing three concrete bulk storage bins to be placed on the north side of the property facing Sugar Grove Avenue with a setback of zero inches from the north edge of the current location of the concrete paving on the property. The storage bins shall not exceed 4 feet in height, 14 feet in width and 10 feet in depth. Two concrete storage bins may be placed on the west side of the property facing 13th Street with a setback of zero inches from the west edge of the current location of the concrete paving on the property. The storage bins shall not exceed the above dimensions. The storage bins must be located at least 25 feet from the north and west property lines to comply with the vision clearance requirements of Section 165.27(1) of the Code of Ordinances. The screening requirement of Section 165.37(3)(C) of the Code of Ordinances is waived and a variance granted. The placement of the concrete storage bins is subject to the review of the Zoning Administrator and these variances are granted to the current owner, JK Headquarters, LLC and its successor and assigns.

Motion by Lawton, 2nd by Johnson to adjourn the meeting at 7:16 pm.

Gary Park, Chair