

**DALLAS COUNTY
BOARD OF ADJUSTMENT
MINUTES**

The Dallas County Board of Adjustment was called to order on **Monday, October 22nd, 2018** at **4:30 PM** in the Dallas County Board of Supervisors Conference Room at 902 Court in Adel, Iowa by Chairperson Marilyn Gliem. Members Karen Smith, John Baker, John Bunz, Scott Pope and Marilyn Gliem were in attendance. Samuel T. Larson, Senior Planner; and Elizabeth Kilson, Office Manager, were also in attendance. Murray McConnell, Director of Planning & Development, was absent.

Approve Agenda:

Motion by S. Pope to approve the agenda as presented. **Seconded** by J. Bunz. **Ayes unanimous. Motion carried.**

Approve Minutes of the last meeting of September 24th, 2018:

Motion by J. Bunz to **approve the minutes as presented. Seconded** by J. Baker. **Ayes unanimous. Motion carried.**

Old Business:

New Business:

Item 1: A petition to consider approval of a Conditional Use Permit for a sanitary sewer lift station and associated structures on parcel# 1133400016 in the E1/2 of Section 33, T79N, R27W (Adel Township), zoned A-2 (Agricultural/Floodplain/Conservation) **for the City of Adel (McClure Engineering Company).**

S. Larson spoke, gave background, staff report, P&Z gave positive recommendation.

Comments from the Board

J. Bunz asked who owned the property that the lift station will be on; B. Ockerman responded that the City of Adel recently purchased approximately an acre from River Farms LLC.

J. Baker asked questions about funding for this project. G. Brons from McClure Engineering Company gave a brief synopsis of the project, explained the 28E Agreement between the city of Adel and Dallas County. This proposed lift station and sanitary sewer line will service the newly annexed area, as well as support the new public service facility. With this expansion, the Ortonville Lagoon system will be taken over by the City and be decommissioned.

S. Pope asked if there was any expansion or updates to the existing lagoon system near Old Portland Rd. G. Brons advised there were some expansion and updates to that waste water treatment facility. The city owned a lot of land surrounding the current one. It will be updated to a mechanical plant.

Motion by J. Bunz to approve **a Conditional Use Permit for a sanitary sewer lift station and associated structures** on parcel# 1133400016 in the E1/2 of Section 33, T79N, R27W (Adel Township), zoned A-2 (Agricultural/Floodplain/Conservation) **for the City of Adel (McClure Engineering Company). Seconded** by K. Smith. **Ayes by members** J. Bunz, S. Pope, K. Smith, Marilyn Gliem. **Nay** by J. Baker. **Motion carried.**

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Item 2: A petition to consider a Variance from the side setback requirement for a residential addition on parcel # 0802327006 in the NE1/4 of the SW1/4 of Section 02, T80N, R26W (Grant Township), zoned R-1 (Suburban Residential) for **Bob and Julie Bustad**.

Petitioners not present.

S. Larson asked the board if they wished to hear what the office knows about the request or if they wished to table it since there was no one present on behalf of the petitioner. Board wished to hear the case.

S. Larson advised they are asking for a variance to build a closet/bathroom addition. Their house currently is near the minimum of 12' and with the proposed addition, the foundation will be approximately 5' from the property line, and the roof overhang will be approximately 2'.

J. Bunz asked what the current setbacks are, S. Larson responded 12'. The house was built in approximately 1987.

S. Larson told the board that B. Bustad had come in with the permit application, and it came to the office's attention that a deck and pool were added without permits and once the property owners were notified, they began working to correct that.

J. Bunz asked what the addition was for; S. Larson advised it was a closet and bathroom addition.

S. Pope asked if the office had heard from the Chiri's, the property owners directly south of them.

All landowners within 500' were given notice by mail. E. Kilson advised the office had only received one phone call. One nearby property owner, who did not leave their name, only asked what the addition was for, and did not give an opinion either way on the addition. S. Pope stated that the proposed addition was far from the adjoining neighbor's house.

S. Larson stated the main concern of the department is having enough space to construct and maintain it without trespassing.

M. Gleim stated that since no one responded to the notice, that there would assume to be no problems. S. Larson agreed. M. Gleim did say she was concerned that the property owner was not present, in order to speak on their petition. S. Larson said she was there at 4:15pm to drop off the plans for the deck.

S. Pope stated they could table the petition, but the only thing missing is the petitioners' explanations and that this is something that is pretty typical to come before the board.

J. Bunz agreed and saw no objection.

Motion by J. Bunz to approve the **Variance from the side setback requirement for a residential addition** on parcel # 0802327006 in the NE1/4 of the SW1/4 of Section 02, T80N, R26W (Grant Township), zoned R-1 (Suburban Residential) for **Bob and Julie Bustad, on the condition that the deck and pool issue is resolved. Seconded** by S. Pope. **Ayes unanimous. Motion carried.**

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Adjourn Meeting:

Motion by J. Bunz to **adjourn**. **Seconded** by S. Pope. **Ayes unanimous. Motion carried.**

Elizabeth Kilson
Office Manager

An audio recording of this meeting is available in the office of Planning and Development