

## ZONING BOARD OF ADJUSTMENT

August 1, 2022

SPENCER, IOWA

The Zoning Board of Adjustment of the City of Spencer, Iowa, met in Regular Session on the 1<sup>st</sup> day of August, 2022, at 8:15 o'clock A.M., in the Council Chambers, City Hall, Spencer, Iowa, pursuant to law, to adjournment and to the rules of said Zoning Board of Adjustment.

The meeting was called to order by Vice Chairperson Steve Waller, and the roll being called, there were present:

PRESENT: Manwarren, Waller, Mechler, Prentice, Beneke, McAlpine

ABSENT: Baxter

It was moved by Board Member McAlpine, seconded by Board Member Manwarren to approve the minutes of the Zoning Board of Adjustment meeting of July 18, 2022. The motion was carried when all Board Members present voted aye on voice call vote.

The Board reviewed a Request for Fence Variance from **IGL Construction, LLC, 1501 35<sup>th</sup> Ave W, Spencer, Ron Everson & Sherri Weng, 3213 W 3<sup>rd</sup> St., Spencer, Daren Butcher, 3209 W 3<sup>rd</sup> St., Spencer and Amber Warren, 3201 W 3<sup>rd</sup> St., Spencer. Todd Krukow, Project Manager, IGL** was present and spoke. The request is for a Fence Variance for homes (11) located at Lots 1-11, Westfield by IGL 1<sup>st</sup> Addn. The Variance request is to construct a 6' fence up to within 3' from the property line in a front yard setback along W 4<sup>th</sup> St and 32<sup>nd</sup> Ave W. Current ordinance allows 4'-0" H fence in front yards. Alek Schulz, Planning Director was present and spoke. There were no other comments. It was moved by Board Member Prentice, seconded by Board Member McAlpine to **approve** the request with the hardship being two city streets and Zoning Ordinance, Front Yard Parking.

Upon roll call vote, the vote thereon was as follows:

AYES: Manwarren, Waller, Mechler, Prentice, McAlpine

NAYS : None

ABSTAIN: Beneke

The motion was declared carried.

Todd Krukow further requested verbally that there 11 requests be viewed as a single request with one \$75 fee.

It was moved by Board Member Manwarren, seconded by Board Member Waller to refund the IGL request for \$75 per variance request (for 10 Variance Requests) for a total of \$750.00.

Upon roll call vote, the vote thereon was as follows:

AYES: Manwarren, Waller, Mechler, Prentice, McAlpine

NAYS : None  
ABSTAIN: Beneke

The motion was declared carried.

Items for Future Agendas:

It was moved by Board Member McAlpine, seconded by Board Member Manwarren to adjourn the meeting of the Zoning Board of Adjustment at 8:30 o'clock A.M. The motion was declared carried when all Board Members present voted aye on voice call vote.

ATTEST:

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Steve Waller, Chair

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Mary Beth Breidinger, Deputy City Clerk