

ZONING BOARD OF ADJUSTMENT
June 5, 2023
SPENCER, IOWA

The Zoning Board of Adjustment of the City of Spencer, Iowa, met in Regular Session on the 5th day of June, 2023, 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 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 Prentice to approve the minutes of the Zoning Board of Adjustment meeting of April 3, 2023. The motion was carried when all Board Members present voted aye on voice call vote.

The Board received a variance request for **USFPCO, 4706 Broadway, Suite 240, Kansas City, MO 64112**. The request is for 1) A variance to develop a lot that is 0.946 Acres (41,200 SF; 206 ft W x 200 ft D) that is less than minimum Zone F size and dimensions (5 acres req) 2) A variance to construct a new 92'-4"W x 114'-4"D x 25'-8" H commercial retail building up to within 10.3 ft to E (side) property line (50 ft req) & 25.8 ft to the N (rear) property line (50 ft req). Andy Gabbert, Landscape Architect with Renaissance Infrastructure Consulting, was present and spoke to explain the request. There were no other comments. It was moved by Board Member Mechler, seconded by Board Member Manwarren to **approve** variance request 1 & 2 with the hardship being conforming the lots to Casey's and a uniform commercial district.

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

AYES: Manwarren, Waller, Mechler, Prentice, Beneke, McAlpine
NAYS : None

The motion was declared carried.

The Board received a variance request for **Cheryl Woolery, 620 E 18th St, Spencer, IA 51301**. The request is for 1) A variance to construct a new 8'-0"W x 6'-0" D porch within the front yard setback along E 10th St up to within 16 ft 8 inches to N (front) property line (25 ft req) 2) A variance to construct a new 8'-0"W x 6'-0"D porch within the front yard setback along 4th Ave E up to within 9 ft to W (front) property line (25 ft req). Randy Wise, 620 E 18th St, Spencer, IA was present and spoke to explain the request. It was moved by Board Member Manwarren, seconded by Board Member McAlpine to **approve** variance request 1 & 2 with the hardship being a corner lot.

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

AYES: Manwarren, Waller, Mechler, Prentice, Beneke, McAlpine
NAYS : None

The motion was declared carried.

Items for Future Agendas: None

It was moved by Board Member Beneke, seconded by Board Member Mechler to adjourn the meeting of the Zoning Board of Adjustment at 8:29 o'clock A.M. The motion was declared carried when all Board Members present voted aye on voice call vote.

ATTEST:

Steve Waller, Chair

Mary Beth Breidinger, Deputy City Clerk