

Notice is hereby given that the Board of Adjustment for the City of Grinnell will conduct a public hearing in the City Council Chambers, 520 4<sup>th</sup> Avenue, Grinnell, Iowa at 12:00 Noon, Friday, June 1, 2018.

## MINUTES OF THE BOARD OF ADJUSTMENT

APPEAL 18-4

June 1, 2018

The meeting was called to order by Chairperson Palmer at 12:00 p.m.

Roll Call: Grant   P  , Hatting   P  , Redding   P  , Van Tomme   P  .

Also present: Tyler Avis. Dan Agnew. Rob Clower. Karen Campbell

### APPROVAL OF AGENDA:

Palmer asked if any changes were needed of the agenda. None were observed. The Agenda was approved unanimously.

### APPROVAL OF MINUTES:

Palmer asked if any changes were needed of the minutes. None were observed. The Minutes were approved unanimously.

### NEW BUSINESS:

1. Public hearing to discuss appeal (Appeal 18-4), an appeal made to the Board of Adjustment for a variance to allow a separate dwelling in the rear of a principal building on an interior lot to be used for residential purposes. The property is located at 1312 Broad Street, and is zoned R-3.

Mr. Avis simply explained the request per the Memo provided to the Commission. Some questions by members of the public were made to Mr. Avis that dealt with the location on the lot, and building code requirements. A discussion was had amongst the Board members detailing how there are a number of these around town, and that this will in no way cause harm to the neighborhood. The commission then asked the members of the public present, which were all neighbors, if any of them had any reservations about what was proposed. None were observed.

Mr. Redding moved to approve a variance to allow a detached structure located to the rear of the principal building to be allowed at 1312 Broad St. Ms. Van Tomme seconded the motion. Roll Call Votes were as follows: Grant:   Y  , Hatting:   Y  , Redding:   Y  , Van Tomme:   Y  , Palmer:   Y  . Motion Passed 5-0.

After completion of the vote, the Board members then had a discussion as to maybe this regulation should be addressed by the Planning and Zoning Commission, for them to decide whether or not to make a recommendation to the Council to determine whether or not an Accessory Dwelling Unit Ordinance would or would not be a good fit for Grinnell in addressing additional affordable housing options.

Mr. Redding made a motion to recommend to the Planning and Zoning Commission to determine whether the section 165.09: General Application of District Regulations: 5: “No Building in the rear of any principal building on the same interior lot shall be used for residential purposes,” should be updated to better reflect the different types of housing that currently exist in Grinnell, and if accessory dwelling units have a future in Grinnell as a whole, or whether they need to be addressed by the Board of Adjustment on a case by case basis. Roll Call Votes were as follows: Grant: Y, Hatting: Y, Redding: Y, Van Tomme: Y, Palmer: Y. Motion Passed 5-0.

**ADJOURN:** Ms. Grant moved that the meeting be adjourned. The motion was seconded by Mr. Redding. The motion passed unanimously and the meeting was adjourned at 12:19.

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PHIL PALMER, CHAIR

ATTEST:

  

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TYLER AVIS, SECRETARY