

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 4th Avenue, Grinnell, Iowa at 12:00 Noon, Friday, September 7, 2018.

MINUTES OF THE BOARD OF ADJUSTMENT

APPEAL 18-7

September 7, 2018

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

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

Also present: Tyler Avis. Laura Ferguson. Tim Ellsworth.

APPROVAL OF AGENDA:

Palmer asked if any changes were needed of the agenda. None were observed. Hatting motioned to approve the agenda. Van Tomme seconded the motion. The Agenda was approved unanimously.

COMMUNICATIONS:

Chairperson Palmer requested if there were any communications, Avis stated that he had received an email from Chuck Griffith that stated he had no issues with the proposed variance, as well as an email from Mark Doll of Grinnell Regional Medical Center simply verifying the scope of the project.

APPROVAL OF MINUTES:

Palmer asked if any changes were needed of the minutes. None were observed. Van Tomme made a motion to approve the minutes, Hatting seconded the motion. The Minutes were approved unanimously.

NEW BUSINESS:

1. Public hearing to discuss appeal (Appeal 18-7) made to the City of Grinnell Board of Adjustment by Laura Ferguson for a variance to the side yard requirement of an R-3 Zoned property, known as 224 3rd Avenue.

Chairperson Palmer opened up the meeting to the public for anyone to comment.

Tim Ellsworth explained that the reason for the project was to increase the number of patient rooms. Laura Ferguson explained that currently there is no timeframe for when the project would begin. She explained that the project is currently on hold until they find another doctor for the practice, and if Grinnell Regional Medical Center hires another family doctor then they may not ever do the project, but wanted to seek the variance ahead of that decision.

Palmer asked Tyler Avis the reasoning behind the request to the Board of Adjustment. Avis explained that the property is currently zoned R-3: Multi-Family Residential, as is most of the property near this business, including the hospital. Hospitals and professional offices are permitted in the R-3 zoning district, but a restriction presents itself pertaining to setbacks. Avis explained that the applicant is requesting to be able to have this property follow the guidelines that are allowed in the C-1: General Commercial District, which would not require a side yard. Avis explained that although that provision is true, this property would still abut up to a residentially zoned property, although that property is a parking lot owned by the Hospital, and they have made no indication that the parking lot will ever go away. Avis explained it is up to the Board to determine if there is a hardship on the property that should permit them to erect an addition beyond the minimum setback of the side yard.

Palmer asked the applicant if they could elaborate on the reasoning for the location of the proposed addition, and Ms. Ferguson explained that because of how the parking is situated on the south side of the building as well as the change in elevation present, it would be difficult for any type of expansion other than what is proposed.

Mr. Hatting made a motion to approve a variance to the side yard requirement of an R-3 Zoned property, known as 224 3rd Avenue. Grant seconded the motion. Roll Call votes were as follows: Grant: Y, Hatting: Y. Van Tomme: Y. Palmer: Y. Motion Passed 4-0

ADJOURN: Van Tomme moved that the meeting be adjourned. The motion was seconded by Mr. Redding. The motion passed unanimously and the meeting was adjourned at 12:07.

PHIL PALMER, CHAIR

ATTEST:



TYLER AVIS, SECRETARY