

**DRAFT MINUTES OF THE
ROCK ISLAND BOARD OF ZONING APPEALS**

Regular Meeting

7:00 p.m.

August 10, 2016

ATTENDANCE:	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent
(x) Kevin Day		(x) Karen Williams
(x) Dave McAdam		() Larry Tschappat
(x) Gary Snyder		() Robert Wild
(x) Faye Jalloh		

Staff Present: Brandy Howe and Alan Fries.

Chairman Snyder called the meeting to order at 7:00 p.m.

Approval of Minutes – Mr. Day made a motion to approve the Minutes of the July 13, 2016 meeting. Ms. Jalloh seconded the motion, and it passed unanimously.

Procedural Explanation – Chairman Snyder explained the procedure to be followed for the public hearing.

Public Hearing #2016-17 - Request from Friendship Manor for a special exception for an authorized parking lot use, a variance of six-inches of the 42-inch (3.5') maximum height for a fence in a front yard and a variance of 25 feet of the 25-foot setback from point of intersection on a corner property adjacent to two public streets in an R-3 (one and two family residence) at 2100 and 2106 12th Street.

Mr. Fries presented the staff report. He explained that the Zoning Ordinance requires Board authorization for an accessory parking lot (Section 14.4 [F]), a maximum fence height of 42 inches (3.5') for a fence in a front yard and a 25 feet setback from point of intersection for a fence at a corner intersection (Section 8.12). The applicant proposes to construct a 24-space accessory parking lot with a 42 inch wrought iron fence and 48 inch brick piers in the north and east front yards on the site.

He said Friendship Manor has obtained the subject site and three additional residential lots to the south of the site for development of the employee parking lot. The other properties will remain in residential use for this time.

The proposed 24 space parking lot will be improved with concrete and will have an access point off of 12th Street and the north/south alley to the west of the site. The parking lot will not be lighted. There will be a 42 inch wrought iron fence along the north and east property lines that will have 48 inch tall brick piers at the corners and 12th Street entrance (see attached site plan). The proposed fence will not cause visibility issues at the intersection.

The attached landscape plan identifies a ten foot landscaped area along 21st Avenue and 12th Street. This area will include two canopy trees along 21st Avenue and one canopy tree along 12th Street along with three arborvitae trees and low level viburnum bushes. The five foot landscaped areas will not have a fence,

but will have one canopy tree, three arborvitae trees and several types of low level bushes. The landscape plan complies with the Zoning Ordinance landscape requirements.

He said Ms. Gale Goodwin, 1114/1116 21st Avenue called with questions about access off the alley for her adjacent residential rental property and how the parking lot might affect her property values.

Chairman Snyder called for proponents.

Steve Ulstad, 2320 Buckskin Circle in Dubuque, Iowa, was sworn in. He said his Engineering firm is representing Friendship Manor and they have met with the City Engineer to discuss the design and storm water requirements of the proposed parking lot and will raise the center of the lot, so storm water will drain to the east and west. He said they will construct a new storm drain and also rebuild a portion of the alley to the west and that the design of the parking lot has been approved by the City Engineer. He added that they will allow members of the nearby Olivet Baptist Church to use the parking lot during evening and Sunday church activities. He concluded by stating that they may add lighting for the lot in the future.

Mr. Fries said that since lighting was not in the current proposal, they would have to come back to the Board in the future if they propose any lighting of the parking lot.

As no one else wished to speak, the public hearing was closed.

Decision Case #2016-17 – Mr. McAdam made a motion to approve the request because:

1. The proposed use and variances will provide additional parking for employees and improve the return on the property.
2. The proposed use and variances will not alter the character of the neighborhood.

Ms. Williams seconded the motion, and it passed unanimously.

Other Business:

Ms. Howe explained that the City Council directed staff to prepare an amendment to the Code of ordinances to establish an additional appeal process to Board decisions. The propose ordinance amendment will be considered at the September 7, 2016 Planning Commission meeting, beginning at 5:15 p.m.

Adjournment:

Chairman Snyder adjourned the meeting at 7:30 p.m.

Respectfully submitted,

Alan Fries, Acting Secretary
Rock Island Board of Zoning Appeals