



BOARD OF ADJUSTMENT SPECIAL MEETING

Minutes

Monday, August 31, 2020 at 5:30 pm

HIAWATHA COUNCIL CHAMBERS (101 Emmons Street Upper Floor)

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1. Call to Order – Roll

Minutes:

The Hiawatha Board of Adjustment met in special session in the Hiawatha Council Chambers on August 31, 2020. Chairperson, Andrew Sweeney called the meeting to order at 5:30 P.M. Board members present: Brian Vogel, Tom Day and Vice Chairperson David Matthews. Board members absent: Mike Freeman. Staff present: Community Development Director Patrick Parsley. Guests in attendance: Frank Cotty and Brain Engineering representative.

2. Approval of Agenda

Minutes:

Vogel moved to approve the agenda. Seconded by Matthews. **Motion carried.**

3. Approval of March 9th, 2020 Regular Meeting Minutes

Minutes:

Matthews moved to approve the regular meeting minutes of March 9th, 2020. Seconded by Vogel. **Motion carried.**

4. Business

- a. **PUBLIC HEARING - Consider a Variance request to the City of Hiawatha, Unified Development Code, sections 165.16 (10) D 3 and 165.16 (13) C 3 to allow the elimination of the rear yard setback variance on both lots contingent upon the link compliance to the 2018 IBC pedestrian walkway provisions for the property located at 1905 North Center Point Road, Hiawatha, IA, as requested by CCB Packaging.**

Minutes:

Chairperson Sweeney opened the public hearing at 5:33 P.M. to consider the approval of a variance request to the City of Hiawatha, Unified Development Code, to allow the rear yard setback variance of a reduction to zero feet on both lots contingent upon the link compliance to the 2018 IBC “pedestrian walkway” provisions for the properties located at 1905 North Center Point

Road and 1950 Anchor Drive, Hiawatha, IA, as requested by CCB Packaging. Chairperson Sweeney asked if there was anyone present that wanted to speak for the request.

Frank Cotty- CCP Packaging Vice President: the variance is for a link between a proposed building we are designing now that would be on the property to the east of us that we bought from Sherman last year. It is about 9.4 acres. The proposed building, we are putting out for bid now but because there are not clear standards in the International Building Code, we need a variance for the link to connect the two. The link will be used for forklift traffic between the two buildings. If we don't have the link, we will have to load everything on trailers and move it to the next building so the link is critical for the building to be there. Secondly, the link is designed to be removed if we ever sell that parcel with that building. So, it is permanent but we will be able to take it out if we ever sell that property. The new building is proposed the way we are designing it, it can be a stand-alone facility.

Chairperson Sweeney asked if there was anyone present that wanted to speak against the request.

No one was present that wanted to speak for or against the request.

Chairperson Sweeney asked if there were any written comments.

Clerk Stinson answered there were no written comment.

Chairperson Sweeney asked if there were staff comments.

Director Parsley said the staff comments that are applicable are in the packet. We do support this variance and it's regardless of the property is owned by one owner or two. In other words, they could sell the lot off and as long as the variance is still active the link could still be active.

Chairperson Sweeney closed the public hearing at 5:36 P.M.

Chairperson Sweeney asked if there was board discussion.

Day commented the proposal was well written.

Vogel moved to approve the variance request to the City of Hiawatha, Unified Development Code, to allow the rear yard setback variance of a reduction to zero feet on both lots contingent upon the link compliance to the 2018 IBC "pedestrian walkway" provisions for the properties located at 1905 North Center Point Road and 1950 Anchor Drive, Hiawatha, IA, as requested by CCB Packaging. Seconded by Matthews.

AYES: Day, Vogel, Sweeney, Matthews

NAYS: None

ABSENT: Freeman

Motion Carried.

Docket #20-002 Approved

5. Adjourn

Minutes:

Vogel moved to adjourn the meeting at 5:38 P.M. Seconded by Matthews. **Motion Carried.**

Board of Adjustment meetings will also be conducted electronically through an electronic format until further notice due to the concerns regarding person-to-person transmission of the COVID-19 virus. The meetings are also broadcasted live on the City's YouTube channel. You can join the August 31st meeting by going to: meet.google.com/erm-zeen-ifz