CITY OF INDIANOLA EST. 1849

BOARD OF ADJUSTMENTS

August 7, 2019
6:00 P.M.
City Council Chambers

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
   A. July 2, 2019
5. New Business
   A. Consider request from Robbie Foxen on behalf of Missouri Valley Line Constructors Apprenticeship & Training Program for a variance under the terms of Section 165.35 (3) of the Code of Ordinances of Indianola, Iowa, to permit the construction of an industrial building at 1600 East Iowa Avenue, to which if constructed as requested, would not be in conformity with the requirements of Section 165.09 (M-1 Limited Industrial Maximum Height) of the Code of Ordinances of Indianola, Iowa. A variance is requested to allow the proposed industrial building to be constructed with a mean roof height of 56' above finished grade.
   B. Consider request from Brian Becker for a variance under the terms of Section 165.35 (3) of the Code of Ordinances of Indianola, Iowa, to permit the construction of an accessory structure at 706 East Euclid, to which if constructed as requested, would not be in conformity with the requirements of Section 165.10 (2) of the Code of Ordinances of Indianola, Iowa. A variance is requested to allow the proposed detached accessory structure to be constructed with a mean roof height of 16' above finished grade.
6. Comments
   A. Board Members
   B. Staff
7. Adjournment

Distribution:

Board of Adjustment	Bulletin Board
Mayor/ City Council	KNIA/KRLS
City Manager	Record Herald
City Clerk	Business Leader
IMU General Manager	City Attorney

BOARD OF ADJUSTMENTS

July 2, 2019
6:00 P.M.
City Council Chambers

Minutes

The meeting was called to order by Chairperson Sharp and on roll call the following members were present:

Wes Sharp
Jim Sullivan
Rene Soldwisch
Bill Mettee

Marty Miller was absent

Also present: Charlie Dissell, Tim Little, Kristin Brekelmans

The minutes of the May 1, 2019, meeting were approved on a motion by Jim Sullivan and seconded by Rene Soldwisch. On voice vote: Motion carried unanimously.

Consider request from Brian Becker for a variance under the terms of Section 165.35 (3) of the Code of Ordinances of Indianola, Iowa, to permit the construction of an accessory structure at 706 East Euclid, to which if constructed as requested, would not be in conformity with the requirements of Section 165.10 (2) of the Code of Ordinances of Indianola, Iowa. A variance is requested to allow the proposed detached accessory structure to be constructed with dimensions of 60' X 40' and a mean roof height of 22'-8" above finished grade.

Tim Little presented the facts of this request for the variances to the Board.

The Board discussed this request and agreed that the variance request was too large as it not only takes up more than the 30% allowed in the rear yard, but it is asking for a height that is almost double than what is allowed.

Motion to approve was made by Jim Sullivan and seconded by Rene Soldwisch. On voice vote: Motion denied unanimously.

Motion to adjourn the meeting was made by Jim Sullivan, seconded by Rene Soldwisch. Meeting was adjourned.

_____ _____

Wes Sharp, Chairperson Charlie Dissell, Community Development Director

Community Development

110 N. First St., Indianola, IA 50125-0299 • www.indianolaiowa.gov
515-961-9430 • comdev@indianolaiowa.gov

Staff Report

Board of Adjustment

Date of Meeting: August 7, 2019

Agenda Item: 5.A. Consider request from Robbie Foxen on behalf of Missouri Valley Line Constructors Apprenticeship & Training Program for a variance under the terms of Section 165.35 (3) of the Code of Ordinances of Indianola, Iowa, to permit the construction of an industrial building at 1600 East Iowa Avenue, to which if constructed as requested, would not be in conformity with the requirements of Section 165.09 (M-1 Limited Industrial Maximum Height) of the Code of Ordinances of Indianola, Iowa. A variance is requested to allow the proposed industrial building to be constructed with a mean roof height of 56' above finished grade.

Application Type: Variance

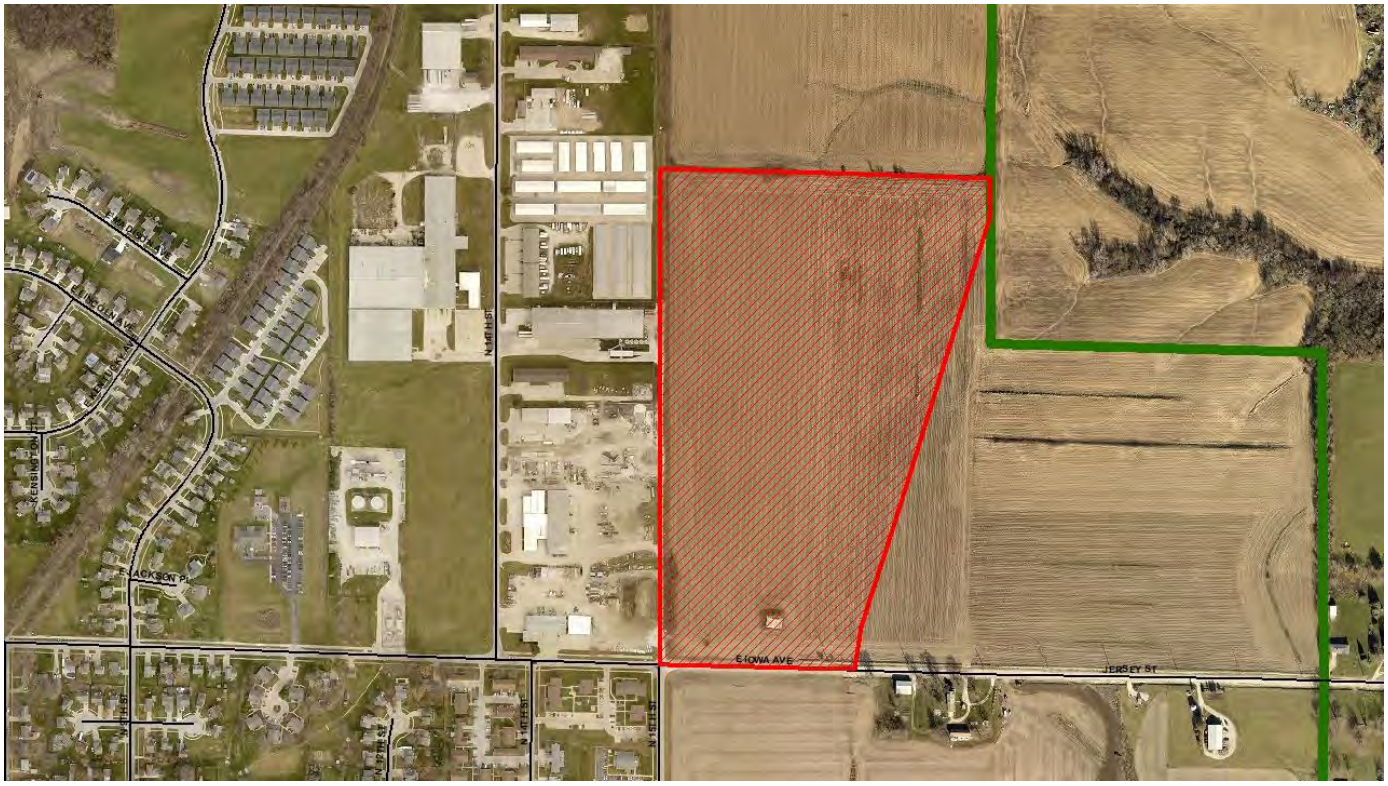
Applicant: Robbie Foxen on behalf of Missouri Valley Line Constructors Apprenticeship & Training Program

Property Address: 1600 East Iowa Avenue

Zoning: M-1, Limited Industrial Zoning District

Application Summary: A variance is requested to allow the proposed industrial building to be constructed with a mean roof height of 56' above finished grade, where 50' is allowed by right.

AERIAL MAP



APPLICABLE CODE SECTIONS

The following sections of the Code of Ordinances of Indianola, Iowa apply to this request:

165.35 POWERS AND DUTIES OF THE BOARD OF ADJUSTMENT. The Board of Adjustment has the following powers and duties:

3. Variances: Conditions Governing Application; Procedures. To authorize upon appeal in specific cases such variance from the terms of this chapter as will not be contrary to the public interest where, owing to the special conditions, a literal enforcement of the provisions of this chapter would result in unnecessary hardship. A variance from the terms of this chapter shall not be granted by the Board of Adjustment unless and until:

A. A written application for a variance is submitted demonstrating:
   (1) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
   (2) That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter;
   (3) That the special conditions and circumstances do not result from the actions of the applicant;
   (4) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of land, structures or buildings in other districts shall be considered grounds for the issuance of a variance.
B. Notice of public hearing shall be given as in subsection 2(B) above.
C. The public hearing shall be held. Any party may appear in person, or by agent or by attorney.
D. The Board of Adjustment shall make findings that the requirements of paragraph A of this subsection have been met by the applicant for a variance.

E. The Board of Adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.
F. The Board of Adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this chapter, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

In granting any variance, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with this chapter. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter and punishable under Section 165.23 of this chapter. Under no circumstances shall the Board of Adjustment grant a variance to allow a use not permissible under the terms of this chapter in the district involved, or any use expressly or by implication prohibited by the terms of this chapter in said district.

ANALYSIS

Missouri Valley Line Constructors is asking for a six-foot (6') variance to the fifty foot (50') maximum building roof height requirement per City Code/Ordinance within an M-1 zoning district to construct a portion of the building (indoor pole yard) with a roof height of fifty-six feet (56') above finished grade. This are would be used for teaching apprentices how to climb power poles. City code states, in part, no building shall exceed fifty-feet (50') in height in this zoning district. Their current training facility has an outdoor pole yard which is not convenient for use during the winter months; therefore, they are proposing an indoor pole yard within the new facility which is ideal for training apprentices year-round. The tallest portion of the building would be fifty-six (56') and is three-hundred-fifty (350') from the nearest property line. All other portions of the building are twenty-seven feet (27') or less in height.

ALTERNATIVES

The City of Indianola Planning and Zoning Commission may consider the following alternatives:

1) The City of Indianola Board of Adjustment approves the variance request, as submitted.
2) The City of Indianola Board of Adjustment approves request, with conditions.
3) The City of Indianola Board of Adjustment denies the variance request.
4) The City of Indianola Board of Adjustment remands the variance request back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Board of Adjustment agenda.

RECOMMENDATION

Staff recommends that the City of Indianola Board of Adjustment move alternative 1, approving the variance request as submitted.

MISSOURI VALLEY JATC - TRAINING FACILITY

ISSUED MAY 31ST, 2019 - 100% CONSTRUCTION DOCUMENT FOR BIDDING AND CONSTRUCTION

DRAWING INDEX:

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G101 CODE PLAN

CIVIL

C001 CIVIL COVER
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C102 EX. COND. / DEMO PLAN
C201 LAYOUT PLAN
C202 LAYOUT PLAN
C301 GRADING PLAN
C302 GRADING PLAN
C401 UTILITY PLAN
C402 UTILITY PLAN
C501 LANDSCAPE PLAN
C502 LANDSCAPE PLAN
C601 DETAILS SHEET
C701 SWPPP

STRUCTURAL

S001 STRUCTURAL NOTES
S101-A FOUNDATION PLAN - AREA A
S101-B FOUNDATION PLAN - AREA B
S102-A CATWALK FRAMING PLAN
S103-A ROOF FRAMING PLAN - AREA A
S103-B ROOF FRAMING PLAN - AREA B
S501 STRUCTURAL SECTIONS
S502 STRUCTURAL SECTIONS
S503 STRUCTURAL SECTIONS

ARCHITECTURAL

A001 ARCHITECTURAL NOTES
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A100D OVERALL DIMENSION PLAN
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A101-AD DIMENSION PLAN - AREA A
A101-B FLOOR PLAN - AREA B
A101-BD DIMENSION PLAN - AREA B
A102 CATWALK AND MEZZANINE PLANS
A103 ROOF PLANS
A200 EXTERIOR ELEVATIONS
A201 TRASH ENCLOSURE PLAN, ELEVATIONS AND SECTION
A202 RENDERINGS
A300 BUILDING SECTIONS
A301 BUILDING SECTIONS AND STAIR SECTIONS
A302 BUILDING SECTIONS
A303 BUILDING SECTIONS
A304 WALL SECTIONS
A305 WALL SECTIONS
A306 WALL SECTIONS
A400 ENLARGED PLANS. INTERIOR ELEVATIONS
A401 INTERIOR ELEVATIONS
A402 INTERIOR ELEVATIONS
A403 ENLARGED PLAN AND INTERIOR ELEVATIONS AT MUD ROOM
A404 INTERIOR ELEVATIONS EQUIPMENT STORAGE
A405 RECEPTION DESK
A406 MILLWORK DETAILS
A407 ENLARGED PAVING AREA @ ENTRANCE
A408 ENLARGED SIDEWALK PLANS
A500 DETAILS
A501 DETAILS
A502 DETAILS
A503 DETAILS
A504 DETAILS
A600 DOOR SCHEDULE, DOOR TYPES & FRAME TYPES
A601 EXTERIOR WINDOW ELEVATIONS
A701 CEILING PLAN
A800 FINISH SCHEDULE AND SPECIFICATIONS
A801 ROOM FINISH PLAN
A802 FURNITURE PLAN FOR REFERENCE ONLY

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P100-B FOUNDATION PLUMBING PLAN - AREA B
P101-A FIRST FLOOR PLUMBING PLAN - AREA A
P101-B FIRST FLOOR PLUMBING PLAN - AREA B
P103 PLUMBING ROOF PLAN
P301 ENLARGED PLUMBING PLAN
P500 PLUMBING DETAILS
P501 PLUMBING DETAILS
P600 PLUMBING SCHEDULES
P601 PLUMBING SCHEDULES

MECHANICAL

F101 FIRST FLOOR FIRE SUPPRESSION PLAN
M000 MECHANICAL SYMBOL LEGEND & GENERAL NOTES
M101-A FIRST FLOOR HVAC PLAN - AREA A
M101-B FIRST FLOOR HVAC PLAN - AREA B
M103 ROOF HVAC PLAN
M300 MECHANICAL SECTIONS
M400 MECHANICAL CONTROLS
M500 MECHANICAL DETAILS
M600 MECHANICAL SCHEDULES
M601 MECHANICAL SCHEDULES
M602 MECHANICAL SCHEDULES
MH100 MECHANICAL SITE PIPING PLAN
MH101-A FIRST FLOOR PIPING PLAN - AREA A
MH101-B FIRST FLOOR PIPING PLAN-AREA B
MH500 MECHANICAL PIPIPNG DETAILS

ELECTRICAL

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E001 TECHONLOGY GENERAL NOTES AND SYMBOLS
E010 ELECTRICAL SITE PLAN
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E101 ELECTRICAL POWER - AREA A
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E303 COMMUNICATIONS CEILING PLAN - AREA A
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E305 LIFE SAFETY & SECURITY PLAN - AREA A
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E401 ELECTRICAL ONE-LINE DIAGRAM
E501 ELECTRICAL DETAILS
E502 TECHNOLOGY DETAILS - GENERAL
E503 TECHNOLOGY DETAILS - AUDIO VISUAL ELEVATIONS
E504 TECHNOLOGY DETAILS - VIDEO DIAGRAMS
E505 TECHNOLOGY DETAILS -AUDIO CONTROL DIAGRAMS
E506 TECHNOLOGY DETAILS - LIFE SAFETY & SECURITY
E601 ELECTRICAL SCHEDULES
E602 ELECTRICAL SCHEDULES
E603 ELECTRICAL SCHEDULES

LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA. IOWA REGISTRATION NO. 449.
BY: MICHAEL D. GAUNT LICENSE RENEWAL DATE: JUNE 30, 2020

SIGNED: _____ DATE: _____

STATE OF IOWA Michael Vincent GAUNT LANDSCAPE ARCHITECT 449 MY LICENSE RENEWAL DATE IS JUNE 30, 2020 PAGES OR SHEETS COVERED BY THIS SEAL

CIVIL ENGINEER

LICENSED PROFESSIONAL ENGINEER CHUCK BISHOP 11055 IOWA

I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed engineer under the laws of the state of Iowa.
Chuck Bishop, P.E. #11055 Expires 12.31.2020
Printed or typed name
Signature
Drawings covered by this seal: CXXX Listed above
Date Issued:

STRUCTURAL ENGINEER

LICENSED PROFESSIONAL ENGINEER PAUL C. TAYLOR 19863 IOWA

I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed engineer under the laws of the state of Iowa.
Paul C. Taylor, P.E. #19863 Expires 12.31.2019
Printed or typed name
Signature
Drawings covered by this seal: SXXX Listed above
Date Issued:

ARCHITECT / INTERIOR DESIGNER

LICENSED PROFESSIONAL ARCHITECT TIMOTHY A. OLSON AIA 5150 IOWA

I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed architect under the laws of the state of Iowa.
Timothy A. Olson, AIA # 5150 Expires 06.30.19
Printed or typed name
Signature
Drawings covered by this seal: AXXX Listed above
Date Issued:

ELECTRICAL ENGINEER

LICENSED PROFESSIONAL ENGINEER NICHOLAS W. JOHNSON 23495 IOWA

I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed engineer under the laws of the state of Iowa.
NICHOLAS W. JOHNSON, P.E. #23495 Expires 12.31.2019
Printed or typed name
Signature
Drawings covered by this seal: EXXX Listed above
Date Issued:

MECHANICAL ENGINEER

LICENSED PROFESSIONAL ENGINEER MATTHEW L. FABER 19247 IOWA

I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed engineer under the laws of the state of Iowa.
MATTHEW L. FABER, P.E. #19247 Expires 12.31.2020
Printed or typed name
Signature
Drawings covered by this seal: MXXX, PXXX Listed above
Date Issued:

Bishop Engineering

kpff

ETHOS DESIGN GROUP

KCL ENGINEERING

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DES MOINES, IOWA 50309
Tel. 515.279.3900

MECHANICAL AND ELECTRICAL ENGINEER
KCL ENGINEERING
300 4TH ST.
WEST DES MOINES, IA 50265
Tel. 515.724.7938

MISSOURI VALLEY LINE CONSTRUCTORS

PROJECT NAME.
MISSOURI VALLEY JATC: TRAINING FACILITY
1600 EAST IOWA AVENUE
INDIANOLA, IA 50125

OWNER.
MISSOURI VALLEY JATC
1707 N 14TH ST
INDIANOLA, IA 50125

DRAWING ISSUE INFORMATION.
ISSUE FOR : 100% CONSTRUCTION DOCUMENT
ISSUE DATE : 05.31.2019

MAR	DATE	DESCRIPTION

MANAGEMENT INFORMATION.
PROJECT NO : 2018.188
PRINCIPAL IN CHARGE : TIM OLSON
PROJECT ARCHITECT : CXH
DRAWN BY : CXH
CHECKED BY : TO

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SHEET TITLE.
COVER SHEET

SHEET NO.
G000

Community Development

110 N. First St., Indianola, IA 50125-0299 • www.indianolaiowa.gov
515-961-9430 • comdev@indianolaiowa.gov

Staff Report

Board of Adjustment

Date of Meeting: August 7, 2019

Agenda Item: 5.B. Consider request from Brian Becker for a variance under the terms of Section 165.35 (3) of the Code of Ordinances of Indianola, Iowa, to permit the construction of an accessory structure at 706 East Euclid, to which if constructed as requested, would not be in conformity with the requirements of Section 165.10 (2) of the Code of Ordinances of Indianola, Iowa. A variance is requested to allow the proposed detached accessory structure to be constructed with a mean roof height of 16' above finished grade.

Application Type: Variance

Applicant: Brian Becker

Property Address: 706 East Euclid Avenue

Zoning: R-1, Single Family Residential Zoning District

Application Summary: A variance is requested to allow a proposed accessory building to be constructed with a mean roof height of 16' above finished grade, where 12' is allowed by right.

AERIAL MAP

APPLICABLE CODE SECTIONS

The following sections of the Code of Ordinances of Indianola, Iowa apply to this request:

165.35 POWERS AND DUTIES OF THE BOARD OF ADJUSTMENT. The Board of Adjustment has the following powers and duties:

3. Variances: Conditions Governing Application; Procedures. To authorize upon appeal in specific cases such variance from the terms of this chapter as will not be contrary to the public interest where, owing to the special conditions, a literal enforcement of the provisions of this chapter would result in unnecessary hardship. A variance from the terms of this chapter shall not be granted by the Board of Adjustment unless and until:

A. A written application for a variance is submitted demonstrating:
   (1) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
   (2) That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter;
   (3) That the special conditions and circumstances do not result from the actions of the applicant;
   (4) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of land, structures or buildings in other districts shall be considered grounds for the issuance of a variance.
B. Notice of public hearing shall be given as in subsection 2(B) above.
C. The public hearing shall be held. Any party may appear in person, or by agent or by attorney.
D. The Board of Adjustment shall make findings that the requirements of paragraph A of this subsection have been met by the applicant for a variance.

E. The Board of Adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.
F. The Board of Adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this chapter, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

In granting any variance, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with this chapter. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter and punishable under Section 165.23 of this chapter. Under no circumstances shall the Board of Adjustment grant a variance to allow a use not permissible under the terms of this chapter in the district involved, or any use expressly or by implication prohibited by the terms of this chapter in said district.

ANALYSIS

Mr. Becker is seeking to construct and accessory structure with a mean roof height of 16' above finished grade for the purpose of parking a pull camper inside rather than in the yard. Mr. Becker's property backs up to Warren County Oil. Therefore, an accessory structure with a roof height 4' above what city code allows wouldn't necessarily look out of place with surrounding properties and would actually create a buffer between Euclid and Warren County Oil.

Mr. Becker requested a variance from the Board of Adjustment last month to allow the proposed detached accessory structure to be constructed with dimensions of 60' X 40' and a mean roof height of 22'-8" above finished grade. That Variance request was denied and thus, this variance is being requested.

ALTERNATIVES

The City of Indianola Planning and Zoning Commission may consider the following alternatives:

1) The City of Indianola Board of Adjustment approves the variance request, as submitted.
2) The City of Indianola Board of Adjustment approves request, with conditions.
3) The City of Indianola Board of Adjustment denies the variance request.
4) The City of Indianola Board of Adjustment remands the variance request back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Board of Adjustment agenda.

RECOMMENDATION

Staff recommends that the City of Indianola Board of Adjustment move alternative 1, approving the variance request as submitted.

Community Development

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515-961-9430 phone • 515.961.9402 fax

APPLICATION FOR HEARING BEFORE THE
BOARD OF ADJUSMENT AND APPEALS

The undersigned does hereby request a variance under the terms of the Zoning Ordinances of the City of Indianola, Iowa to permit the construction of a Construction of a pole building.

which, if constructed as requested, would not be in conformity with the requirements of the said Zoning Ordinance in the following particulars: Dose not meet heigth requirement of 12 feet, 12 foot side walls with a 16 foot ridge line.

The following special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same district. Waren County oil & other businesses including churchs surronding my property have roofs exceeding 12 feet in hight this building would fit in well with is surrodings.

The literal interpretation of the provisions of the Zoning Ordinance of the City of Indianola would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the said ordinance because of the following conditions: I would be using this building to store & park my pull camper/therefore it would not be parked in the yard and and would be protected from the weather.

The undersigned affirmatively states that the special conditions and circumstances set out above did not result from the actions of the applicant and that the granting of this variance would not confer on the applicant and special privilege that is denied by this ordinance to other lands, structures or buildings in the same district.

Dated this 24 day of July, 20 19.

Applicant Signature

Fee $100.00 Receipt # _____

Applicant Full Name Printed: Brian Becker

Applicant Mailing Address: 706 East Euclid

Email Address: beck656@msn.com

Contact Number: 1(515)745-0325

Brian Becker
Indianola, Iowa
Cell (515) 745 – 0325
beck656@msn.com

www.dutchmillsupply.com

18' x 45' x 13' Upper Building with 24' x 24' x 10' Lower Building

-Building to be standard frame with 2x6 side nailers on 24" c.c.
-Trusses and sidewall columns on 8' c.c. on lower building and on 9' c.c. on upper building
-1 – 14' x 12' Insulated Overhead Door with openers with 3 – 24x12 windows per door
-2 – 10' x 8' Insulated Overhead Doors with openers and row of windows per door
-1 – 36" Clad frame walk door, ½ lite
-1 – 72" Clad Frame walk door, ½ lite
-5 – 3' x 3' Single Hung Vinyl Windows
-12" Overhang
-36" Wainscot
-2 – 24" Cupolas and weathervanes
-Ridgevent
-Screws used on all steel
-Seamless Gutter
-29 Gauge Steel, color per owner's selection

Total Material, Labor and Delivery **$ 34,750.00**

Option 1: 4" Concrete slab inside both buildings, 20' x 18' and 20' x 24' Apron,
with ½" rebar on 24" c.c. Does not include any fill or floor drains

Add

$ 7,750.00

- Permit by owner, if required
- Waste removal by owner
- Site preparation by owner
*****Construction site is to be level and free from underground obstructions. Where rocks,**