

BOARD OF ADJUSTMENT  
September 2, 2015  
6:00 P.M.

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

Dennis Parker  
Aaron Rasko  
Jim Sullivan  
Reed Thacker

Also present: Richard Ayers of Environmental Design Group, Kevin Fouch of Casey's General Stores and Rich Parker.

The minutes of the August 5, 2015 meeting were approved on a motion by Sullivan and seconded by Rasko. On voice vote: All ayes.

**Consider request from Casey's General Stores for construction of an addition at 1006 West 2<sup>nd</sup> Avenue, which is in a C-2 (Highway Commercial) zoning classification. The applicant requests a 7' variance, leaving a 3' side yard. Chapter 165 C-2 zoning requires 10' adjacent to a residential zoning classification.**

Richard Ayers spoke on behalf of the request from Casey's. Board, Ayers and Fouch discussed the security, plumbing and mechanical issues that prohibit the addition from being built on the east side of the property. Board further discussed if the need for a seven foot variance was necessary.

Thacker expressed concerns with the residential property next door and the encroachment this addition would place on the adjacent property. Parker stated the distance from the house is far enough away from the proposed addition that it shouldn't be a problem for the residential property owner. Fouch further stated they had spoken with the adjacent residential property owner and they agreed the requested 7' variance would not harm their property.

Motion was made by Parker and seconded by Thacker to approve the request from Casey's General Stores for construction of an addition at 1006 West 2<sup>nd</sup> Avenue, with a 7' variance, leaving a 3' side yard with the condition that a notarized letter from the adjacent residential property owner giving consent to the variance be received in the Community Development office by October 1, 2015. On voice vote Ayes: Parker, Rasko, Sullivan and Thacker. Nays: None.

Meeting adjourned.

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Dennis Parker, Chairman

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Rich Parker