

HARDIN COUNTY ZONING

Don Knoell , Zoning Administrator

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**Hardin County Planning and Zoning Commission
&
Hardin County Board of Adjustments
Monday, July 30, 2012
5:00 p.m., Hardin County Engineer 's Office**

Meeting Minutes

On Monday, July 30, 2012 a joint meeting of the Hardin County Planning and Zoning Commission and the Hardin County Board of Adjustments was called to order by Chairman, Kurt Kelsey of the Planning and Zoning Commission. Members present were: Planning and Zoning Commission, Kurt Kelsey and Marian Kuper; Board of Adjustments, Jenny Anderson, Eric Ross, and Alan Staples; Board of Supervisors, Jim Johnson and Lance Granzow; Hardin County GIS Coordinator, Micah Cutler; Zoning Administrator, Don Knoell; Guest, Marty Wymore, Donna Sampson of Region 6 Planning Commission, Marshalltown, Iowa, Cindy Litwiller, Executive Director of Iowa Falls Area Development Corporation, and Shean D. Fletchall, Attorney with Craig, Smith, & Cutler, LLP in Eldora, Iowa.

We waved the approval of minutes, because this was a joint meeting of the Zoning Commission and Board of Adjustments to discuss the Comprehensive Plan for Hardin County with Region 6 Planning Commission.

Shean D. Fletchall, representing Butch Sowle was here to talk to the Board of Adjustments on behalf of Sowle of obtaining a variance for the property at 13853 MM Avenue, Iowa Falls, Iowa. The records show that Sowle's mother (Bonnie Toomsen) is the title holder of the real estate in question; he intends to obtain a permit for the demolition and reconstruction of a single-family home at this location. Presently there is a single-family home built in 1920, as well as a mobile home erected in 1976 prior to the Hardin County Zoning Ordinance of 1999 being enacted. It is clear, however, from the Zoning Ordinance that in order for Sowle to proceed with his planned demolition and reconstruction, he will need to obtain a variance, particularly in relation to Article IX, titled "G, Conservation-Greenbelt District," which provides in Section 6 that any lot for home occupation or single-family dwelling/manufactured houses must be at least ten acres. Given that there are two residences at this location and that the lot is only 16.61 acres, a variance would be necessary in order for Sowle to complete the proposed project. Shean D. Fletchall asked the Board of Adjustments to grant the variance for this area since the two buildings were "grandfathered in" when the Zoning Ordinance became effective. The Board of Adjustments members that were present, Jenny Anderson, Eric Ross, and Alan Staples were enough for a quorum to decide if a

variance should be allowed. The three board members agreed not to allow a variance at this time, because Sowle needs ten acres to construct a new single-family dwelling in a Conservation area.

Marty Wymore and Donna Sampson with Region 6 Planning Commission were present to review and discuss the Hardin County Comprehensive Plan. This plan is in partnership with Hardin County, the cities of Ackley, Eldora, and Iowa Falls. Marty Wymore sent some topics of discussion for the meeting; Commercial and Residential land use policy around Iowa Falls, Rural area land use policy (Ag zones), Policy for rural subdivisions, and Rural development goals. Donna Sampson handed out questions that will deal with the topics of discussion for the county (see attached). Marty Wymore went over some of the question with the two boards to get opinions of where they might want to go with zoning. With time being short, another meeting would have to be set up to finish the discussion of the Comprehensive Plan. The next meeting would be set up sometime in August, date to be set up by the Zoning Administrator.

With no further business for the Hardin County Planning and Zoning Commission and Hardin County Board of Adjustments, this meeting was adjourned tell sometime in August.

Submitted by,

Don Knoell, H.C. Zoning Administrator

ATTEST:

Marian Kuper, Zoning Commission Secretary

Jenny Anderson, Board of Adjustments Secretary