

Board of Adjustment
Minutes
March 3, 2015, 2015

Meeting was called to order at 6:00 p.m. by Chairperson Moe Richardson. Those in attendance: Moe Richardson, Roch Player, Gary Ulch and Lori Boren. Absent: Liz Sparks. Also in attendance: Zoning Administrator, Matt Siders, Adam Smith from Guppy's on The Go and Troy Pins from Garling Construction.

1. Approval of Agenda. Motion made by Player, seconded by Boren to approve the agenda. Carried all.
2. Approval of minutes from February 3, 2015. Motion made by Ulch, seconded by Boren to approve minutes. Carried all.
3. Public Hearing and discussion and possible action on a request for a conditional use permit for expansion and operation of a convenience store at 1206 1st Street SW, Mount Vernon, Iowa. Siders explained that Guppy's On The Go is seeking an expansion of their current facility. Their current facility holds a conditional use permit but because there is a change in the environment of the existing facility, they need to seek another conditional use permit in order to expand. They will also be seeking a request for a variance on encroachment of setbacks. Richardson opened the public hearing. There was no public input. Richardson closed the public hearing. Ulch made a motion to grant the conditional use permit to Guppy's on The Go. Seconded by Boren. Carried all.
4. Public Hearing and discussion and possible action on a request for a variance for expansion at 1206 1st Street SW, Mount Vernon, Iowa. Troy Pins from Garling Construction explained that a portion of the building would encroach on the setback, the other portion will not. It will stay within the existing retaining wall. After looking at the foundation plan, Player asked for verification that they are not planning on putting in a 17' retaining wall from the corner of the building. Pins said no, it was just replacing the existing rear wall that was in bad shape. The north-south wall will remain the same. Richardson opened the public hearing. There was no public input. Player asked for everyone to go over the criteria for granting a variance and everyone agreed that the majority of these criteria had been met. Richardson closed the public hearing. Ulch made a motion to grant the variance as requested for the property at 1206 1st Street SW. Seconded by Boren. Carried all.

Meeting adjourned at 6:13 p.m., March 3, 2015.

Respectfully submitted,
Marsha Dewell
Deputy Clerk