

## **Altoona Board of Adjustment Hearing – January 7, 2014 – 6:30 PM**

Members Present – Dale Sikes, John Rullman, Robert Hall, Doug Teuber

Members absent – Lea Morris

Staff Present – John Shaw, Chad Quick, Susi Hoots

Others Present – Gary Palmer, Dustin Vanderweerd

Chairman Rullman called hearing to order. Chairman Rullman deferred Agenda items 1 and 2 in order to hear item 3 first.

#3 Continue public hearing for a request from Prairie Meadows Racetrack and Casino for their property at 1 Prairie Meadows Drive, Altoona, Iowa. They are seeking a variance of 131.5 feet to reduce the front yard setback along an arterial street (Adventureland Drive) from 150 feet to 18.5 feet, on the north side of the lot. The property is zoned C-6 (Commercial Entertainment/Recreation). They are proposing to construct a 1,860 square foot bullpen maintenance building in this area.

Dustin VandeWeerd, Director of Facilities, Prairie Meadows Racetrack and Casino, Altoona, Iowa, and Gary Palmer, President/CEO, Prairie Meadows Racetrack and Casino, Altoona, Iowa, presented the request. Mr. VandeWeerd explained that the new building is for use by the track maintenance team and gate starters. Currently there are two smaller structures in this area on skids with electric service but no water or sewer service and in the summer there are portable toilets. The proposed building will provide much better conditions for the employees. To locate the building further to the south would interfere with moving the starting gate, ambulance and track service vehicle traffic routes, and would require that heavy equipment mingle with pedestrian traffic. The hardship that makes it necessary to place the building in the proposed location is the requirement that the business operate in a safe manner and safety be provided for employees and other pedestrians. The new building will prevent pedestrian traffic mingling with tractors that work the track between races as well as provide a concrete floor for calibration equipment, storage, protect employees from inclement weather, provide employee restroom facilities, and have a better appearance. Mr. Palmer and Mr. VandeWeerd stressed that safety is the main issue and hardship.

Sikes and Hall noted that safety was not mentioned during the previous hearing presentation.

Discussion ensued regarding the height of the proposed building and what portion of the building will be visible from Adventureland Drive above the fence. Elevation drawings were examined and reviewed. Mr. VandeWeerd mentioned additional landscaping will also be installed.

Teuber moved to grant the variance to reduce the front yard setback along an arterial street from 150 feet to 18.5 feet on the north side of the lot for the construction of a 1,860 square foot bullpen maintenance building. Seconded by Sikes. Vote: Yes – Teuber, Sikes, Hall, Rullman. No – None.

#1 Nomination and Election of Chairperson.

Sikes moved to elect John Rullman as Chairperson. Seconded by Teuber. Vote: Yes – Sikes, Teuber, Hall. Pass – Rullman. No - None

#2 Nomination and Election of Vice-Chairperson.

Hall moved to elect Dale Sikes as Vice-Chairperson. Seconded by Teuber. Vote: Yes – Hall, Teuber, Rullman. Pass – Sikes. No – None.

#4 Minutes of the December 3, 2013 meeting.

Sikes moved to approve the minutes as presented. Seconded by Hall. Vote: Yes – Sikes, Hall, Teuber, Rullman. No – None.

#5 Next meeting.

Sikes moved to hold the next meeting/hearing Tuesday, February 11, 2014, at 6:30 p.m at City Hall. Seconded by Teuber. Vote: Yes – Sikes, Teuber, Hall, Rullman. No – None.

Hearing Adjourned at 7:00 p.m.

Respectfully submitted,  
Susi Hoots  
Community Services Administrative Assistant