

Altoona Board of Adjustment Hearing – January 5, 2016 – 6:30 PM

Altoona City Hall

Members Present – Dale Sikes, John Rullman, Mary Simon, Lea Morris

Members absent – Robert Hall

Staff Present – John Shaw, Chad Quick, Susi Hoots

Others Present – Rodney Wekkin

Chairman Rullman called hearing to order at 6:30 p.m.

#3 Consider a request for variance from Menard Inc. for their property at 370 36th Avenue SW, Altoona, Iowa. The request is to allow them to use wood wall siding as an exterior wall material. Chapter 171.01(2) (K) governs exterior materials on commercial buildings.

Rodney Wekkin, of Menard Inc., 5101 Menard Drive, Eau Claire, Wisconsin 54703, presented the request for variance by explaining using 2” X 8” treated lumber as the building’s exterior material will continue the fence material appearance for the approximately 200 feet length and 18 feet 9 inch height of the building and will achieve some cost savings. As shown on the site plan, a retention pond and landscaping will provide a buffer from the nearest neighbors.

Board members remarked on the photo provided of a similar store in another location utilizing the same exterior material and fencing. It was noted by members that the proposed Discount Tire building, to the south of this Menard expansion, will be approximately 50 feet from the shared property line, which is a considerable distance, and the landscape buffer, including pond, will be good.

Morris moved to approve the variance request as presented. Seconded by Sikes.

Vote: Yes – Morris, Sikes, Simon, Rullman. No – None.

#4 Consider a request for variance from Menard Inc. for their property at 370 36th Avenue SW, Altoona, Iowa. The request is to allow them to exceed the height limit for fences in a commercial district. Fences are limited to 10 feet in height in a commercial district and they are proposing a 14-foot tall fence to match the existing fence height.

Rullman noted the fence variances granted to Menard Inc. for this store location in 2000 and 2004.

Sikes explained a hardship is not required in this circumstance.

Sikes moved to approve the variance request as presented. Seconded by Simon.

Vote: Yes – Sikes, Simon, Rullman, Morris. No – None.

Rullman and Sikes reminded Mr. Wekkin that the variances will expire in 180 days.

#5 Simon moved to approve the minutes of the October 6, 2015 meeting as presented. Seconded by Morris. Vote: Yes – Simon, Morris, Rullman. Pass – Sikes. No – None.

#1 Nomination and Election of Chairperson.

Simon moved to elect John Rullman as Chairperson. Seconded by Morris.

Vote: Yes – Simon, Morris, Sikes, Rullman. No - None

#2 Nomination and Election of Vice-Chairperson.

Morris moved to elect Dale Sikes as Vice-Chairperson. Seconded by Simon.

Vote: Yes – Morris, Simon, Rullman. Pass – Sikes. No – None.

#6. Next meeting/hearing will be Tuesday, February 2, 2016 at 6:30 p.m. if needed.

Hearing Adjourned at 6:45 p.m.

Respectfully submitted,

Susi Hoots

Community Development Administrative Coordinator