

**Altoona Board of Adjustment Hearing – April 6, 2021 – 6:30 PM**  
**Altoona City Hall via Zoom due to COVID-19 Pandemic**

Members Present: Hall, Rullman, Simon, Morris

Members Absent: Downs

Staff: John Shaw, Chad Quick, Sydney McCabe

Guests: Dan Hunt, Dave Hehr

Chairman Rullman called the meeting to order at 6:30 pm.

**1. Minutes of the February 2, 2021 meeting.**

**Hall motioned to approve. Simon seconded. Yes – Hall, Rullman, Simon, Morris. No – None. Motion approved.**

**2. Consider a request for a conditional use permit from NODAK Investments, LLC (Contractor Solutions) for the property at 2140 21st Street NW, within the I-80 Business Park commercial subdivision. The property is zoned to M-1 (Limited Industrial). Contractor Solutions is planning to construct a building and develop the site. They are seeking a permit to create an outdoor storage yard in the western portion of the property. Chapter 168.14(3) lists outside storage yards as a permitted conditional use if fenced and screened.**

Dave Hehr, 129 Mallard Pt, Bondurant, said Contractor Solutions is a rental equipment company that rents both to utility companies and for city projects. They are asking for a variance for the outdoor storage of equipment.

Rullman asked the height of the proposed fence. Hehr said the fence would be 6' high, so the equipment would be out of public view. Rullman asked the height of the equipment. Hehr said less than 6' tall on most equipment. Hall asked if any equipment would be taller than the fence. Hehr said a few light towers would be 8' tall.

Simon asked about tree spacing. Hehr said Pelds Engineering put the site plan together and he is unsure of tree spacing.

Rullman asked if there would be slats in the fence. Hehr said the fence would be black vinyl chainlink with slats or a solid metal or vinyl fence. Rullman said more trees would be needed. Hehr said the neighboring DOT property is covered in trees. Hehr said they are only requesting a variance for the fenced in storage area.

Rullman asked about the asphalt millings. Hehr said the millings would be dustless, but most of the lot is paved. Hehr said they are just trying to keep the cost down in that area.

Rullman asked how much equipment will be picked up daily. Hehr said very minimal equipment in winter, but during the summer it could be anywhere between 3-25 trucks per day.

Hall asked the depth of the millings and about their absorbency and site drainage. Hehr said he wasn't sure of the depth, but whatever the standard is. Rullman asked about the weight of the equipment.

Dan Hunt, with CONNECT Architecture, 901 Thomas Beck Rd, #301, Des Moines, said there is 7" of non-reinforced paving with 6" of rock base, but he did not know the millings depth.

Hall said the question about drainage was not answered. Hehr said the lot will be graded correctly. Shaw said drainage will go through Planning & Zoning and City Council. Shaw said the Board can approve the millings with the condition of City Engineer approval.

Hall and Rullman discussed the staging area on the site plan. Hehr said the staging area is for construction purposes only.

Morris asked if there would be fencing by the entrance. Hehr said the fence would be opened during the day and closed at night.

Shaw said outside storage yards are allowed as a conditional use, providing they are fenced and screened. If the fence is not completely opaque, trees are needed. The applicant wants a chainlink fence with slats, which is not considered completely opaque. The Board can approve the chainlink fence with the slats and trees.

Rullman asked Hehr if he would be doing slats or a solid fence. Hehr said he was still looking at options. Rullman said he does not think there are enough trees. Hehr said he wants his business to be visually seen so it can be successful. Hunt said the proposed trees will grow up to 40' tall and 35' wide, so that will have an impact on the screening.

Simon said she thinks more trees and shrubs are needed with the fence.

Shaw said he believes the Board is saying that a fence with slats would be acceptable with more landscaping. Shaw said that the Board can differ to City staff to approve the additional landscaping.

Hehr said he is willing to add more landscaping but he would like to keep the project moving forward.

**Simon made a motion to approve the Conditional Use Permit with a chainlink fence with added slats, with the condition that the applicant work with City staff to add more trees and shrubs. Morris seconded. Yes – Hall, Rullman, Simon, Morris. No – none. Conditional Use Permit approved.**

**3. Consider a request for a variance from NODAK Investments, LLC (Contractor Solutions) for the property at 2140 21st Street NW, within the I-80 Business Park commercial subdivision. The property is zoned to M-1 (Limited Industrial). The variance request is to have overhead doors facing a public street. Chapter 171.01(2)(I)(1) states that overhead doors shall not be oriented toward public right-of-ways.**

Hunt said the best way to have quick access for trucks would be to have overhead doors on three sides of the building. Hunt said they would have to relocate the building on the lot if the overhead doors cannot be on the front.

Rullman asked about the doors. Hehr explained what the doors would be used for, including a smaller showroom overhead door that is made of glass. Hall asked if the showroom door would be open all the time. Hunt said that door will be closed 98% of the time.

Shaw asked if the other overhead doors could be made out of a different material like clear plexiglass or something similar to the smaller showroom overhead door. Hehr said there are other options, but this is no different than other overhead doors on the street. Hehr said different materials will cost more money and the doors will not be seen from Hubbell. Shaw asked if the overhead doors will be open during operating hours. Hehr said sometimes.

Rullman asked about using black reflective glass to obscure the view into the building or flipping the north and south doors. Hehr said anything is possible but it would be more expensive and Mid Country Machinery has the same doors. Shaw said that Mid Country Machinery is in Bondurant.

Hunt asked about making the doors the same color as the siding. Shaw asked if the windows in the doors could be bigger or if more windows could be added. Hunt said full view doors are available but do not perform as well.

Morris made a motion to approve the variance as written. *(Motion died without a second.)*

Simon asked about adding more shrubs along the curb to break up the view.

**Simon made a motion to approve the variance with additional landscaping along the north side of the property to be approved by City staff and the overhead door color to blend with the building. Hall seconded. Yes – Hall, Rullman, Simon, Morris. No – none. Motion approved with conditions.**

**4. Consider a request for a variance from NODAK Investments, LLC (Contractor Solutions) for the property at 2140 21st Street NW, within the I-80 Business Park commercial subdivision. The property is zoned to M-1 (Limited Industrial). The variance request is to use a granular surface instead of paving in the storage area. Chapter 167.10 requires paved parking areas.**

Rullman said the applicant needs input from the City Engineer for the depth of the asphalt millings and dust control. Shaw said the asphalt millings would be seal coated. Shaw said the applicant can get a recommendation from the City Engineer for the millings and sub base.

Rullman said the millings wouldn't work for heavy equipment but will work for this equipment since it's lighter weight.

**Simon made a motion to approve the variance with the City Engineer's recommendation on milling depth. Morris seconded. Yes – Hall, Rullman, Simon, Morris. No – none. Motion approved.**

**Simon made a motion to adjourn. Hall seconded. Yes – Hall, Rullman, Simon, Morris. No – none. Meeting adjourned.**

Meeting adjourned at 7:50 pm.

Respectfully submitted,  
Sydney McCabe  
Community Development Office Assistant