

# CITY OF HUXLEY

## Notice of Huxley Zoning Board of Adjustment Meeting Notice and Agenda

For Monday, May 20, 2019 at 6:30 P.M.

City Council Chambers at the Huxley City Hall

**PUBLIC NOTICE IS HEREBY GIVEN THAT THE HUXLEY ZONING BOARD OF ADJUSTMENT OF THE CITY OF HUXLEY, IOWA, WILL MEET IN THE CITY COUNCIL CHAMBERS ON THE FIRST FLOOR OF THE 3C'S, HUXLEY, IOWA, AT 6:30 P.M. ON MONDAY THE 20<sup>TH</sup> DAY OF MAY, 2019 TO CONSIDER THE MATTERS ENUMBERATED IN THE FOLLOWING AGENDA:**

1. Roll Call/Introductions
2. Election of officers
3. Approval of minutes from the September 18, 2017 meeting.
4. Hearings;

DISCUSSION ON A REQUEST FOR A SPECIAL PERMIT UNDER SECTION 165.29 OF THE ZONING ORDINANCES FOR A SIGN TO BE LOCATED 1706 HIGHWAY 210 FOR KUM AND GO

1. DISCUSSION
2. MOTION TO SET HEARING FOR SPECIAL PERMIT

5. Miscellaneous business.
6. Adjournment.

**THIS NOTICE IS HEREBY GIVEN AT LEAST 24 HOURS PRIOR TO THE COMMENCEMENT OF THE MEETING SPECIFIED ABOVE. THIS WAS DONE BY ADVISING THE NEWS MEDIA WHO HAVE FILED A REQUEST FOR NOTICE AND BY POSTING THE NOTICE ON THE FRONT WINDOW IN THE LOBBY AREA IN CITY HALL THAT IS ACCESSIBLE TO THE PUBLIC. THIS WAS ALL PURSUANT TO CHAPTER 21 OF THE CODE OF IOWA.**

  
John Haldeman, Zoning Administrator, CA



# Zoning Board of Adjustment

## Minutes

Monday September 18, 2017  
City Council Chambers—Huxley City Hall  
6:00 P.M.

### 1.0) CALL TO ORDER AND ROLL CALL:

Chairman Ed DenBeste called the ZBA meeting to order at 6:00 P.M. ZBA members present:

Ed DenBeste	<input checked="" type="checkbox"/>	Allison Easter	<input type="checkbox"/>
Paul Wilken	<input checked="" type="checkbox"/>	Roger Wheeler	<input checked="" type="checkbox"/>
John Rodhen	<input type="checkbox"/>		

Staff present: John Haldeman-Zoning Administrator  
Amy Kaplan-Zoning Clerk

Consultants present: Jim Nervig-Zoning Attorney

Guests present: Ema DuBois

2.0) **MOTION TO APPROVE THE MINUTES FROM THE MARCH 27, 2017 MEETING:-** Motion by Wheeler and seconded by Wilken to approve minutes. Roll was taken. 3 AYE. 0 NAY. MCU.

3.0) **PUBLIC HEARING-** The Zoning Board of Adjustment held a public hearing to discuss and act on a request for a special use permit under section 165.43(K)(1) of the Zoning Ordinances for property located at 1230 North Sand Cherry Circle.

The Chairman opened the hearing at 6:03 P.M. Discussion took place regarding the placement of the doors and potential position of the building on the lot. It was agreed that the Damman's have proven exceptional hardship and that a special use permit is justified.

At 6:20 P.M, there was no further discussion. Motion by Wheeler to close the hearing, seconded by Wilken. Motion carried 3-0.

4.0) **MOTION TO APPROVE SPECIAL PERMIT-**Motion by Wheeler to approve and issue a special use permit numbered 2017-09-18 for a 2-foot addition to the maximum 10-foot side walls for local address at 1230 North Sand Cherry Circle. Seconded by Wilken. Motion carried 3-0.

5.0) **MISCELLANEOUS BUSINESS-**Tentative ZBA meeting scheduled for October 9<sup>th</sup> at 6 P.M.

6.0) **ADJOURNMENT -**Motion by Wilken to adjourn meeting at 6:26 P.M., seconded by Wheeler. 3 AYE. 0 NAY. MCU.

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Amy Kaplan, Zoning Clerk

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Chairman

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Date of Approval



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,  
PLANNERS & SURVEYORS

March 19, 2019

John Haldeman  
City of Huxley  
515 N. Main Avenue  
Huxley, Iowa 50124

RE: Kum & Go 0131 – Sign Variance Application

Dear Mr. Haldeman:

On behalf of Kum & Go, LC, we submit the enclosed Kum & Go #0131 Pole Sign Variance application for review and approval.

Included in this submittal are the following:

- Signage Exhibit (PDF via email)
- Appeal to the Board of Adjustment Application (PDF via email)
- Appeal to the Board of Adjustment Fee (Check for \$200.00, Delivered)
- Site Plan (PDF via email)
- Pole Sign Cut Sheet (PDF via email)

We look forward to your review. Please contact me with any questions.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Keith Weggen, ASLA

copy: Britni Andreassen, Kum & Go (PDF's via e-mail)  
Ryan Hardisty, CDA  
File



## Appeal to the Board of Adjustments

Date Submitted: \_\_\_\_\_ Board Review Date: \_\_\_\_\_

Property Owner: Kum & Go L.C.

Property Address: Southeast Corner of Interstate 35 & Highway 210, Huxley Iowa.

Property Zoning: C-2 (General Commercial District)

Legal Description: A part of northwest quarter of the northeast quarter of section 31,  
Township 82 north Range 23 west of the 5<sup>th</sup> P. M., Story County, Iowa.

Please provide a detailed explanation of work to be done and variance needed:

Kum & Go is requesting to obtain a sign height variance for a proposed pole sign at the southwest corner of the proposed Kum & Go located at the southeast intersection of I-35 and IA-210. Kum & Go is requesting a 50' variance to allow a 100' pole sign. The applicant is requesting the variance to allow for visibility of the sign for the southbound traffic on I-35. The sign height will allow for drivers to see the sign prior to getting to the off-ramp to allow for enough time to react and safely exit the interstate.

The fee for variance is nonrefundable. All neighboring property owners will be notified of this variance request plus a notice will be published in a local newspaper. Please include a fully dimensional, to scale, site plan.

Signed:  Date: 3/18/19

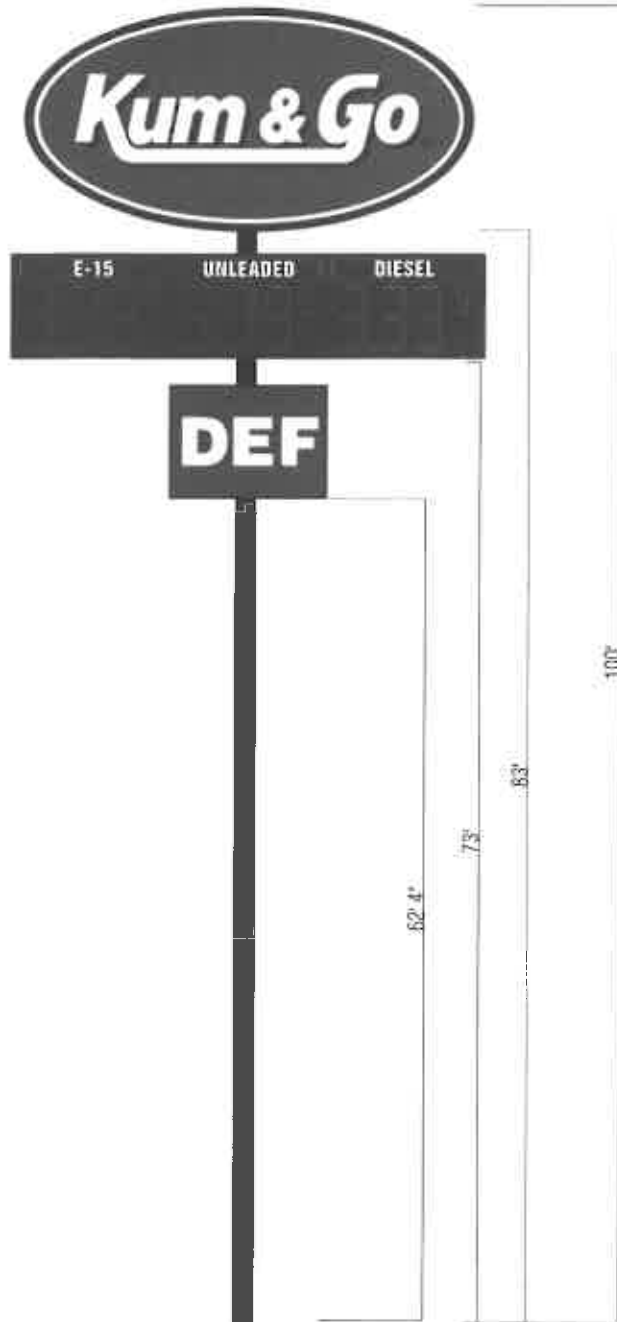
Appeal to Zoning Board of Adjustments – \$200  
Special Use Permits - \$100

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(office use only)

Date Hearing Advertised: \_\_\_\_\_

Decision of the Board:  
\_\_\_\_\_  
\_\_\_\_\_

# 100' POLE SIGN WITH COMMODITY



- 17' X 34' OVAL - 454 SQ FT
- 8' X 36' PRICE SIGN - 288 SQ FT
- 62" GAS PRICE NUMERAL
- 8' 8" X 12' DEF - 104 SQ FT

OVAL
FLEX FACE WITH VINYL GRAPHICS ALUMINUM CABINET BLEED FACE RETAINER INTERNAL LED ILLUMINATION PWS 200 (RED)
PRICE SIGN
INTERNALLY ILLUMINATED PRODUCT PANEL RED / GREEN LED PRICE DIGIT
COMMODITY SIGNS
LEXAN FACE WITH VINYL GRAPHICS ALUMINUM CABINET INTERNAL LED ILLUMINATION





# KUM & GO 0131 HUXLEY, IOWA

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CIVIL DESIGN ADVANTAGE

SIGHT LINE STUDY

PHOTO KEY

FEBRUARY 2019



Kum & Go 0131  
100' Pole Sign

\*Image taken approximately  
0.30 miles from exit ramp.

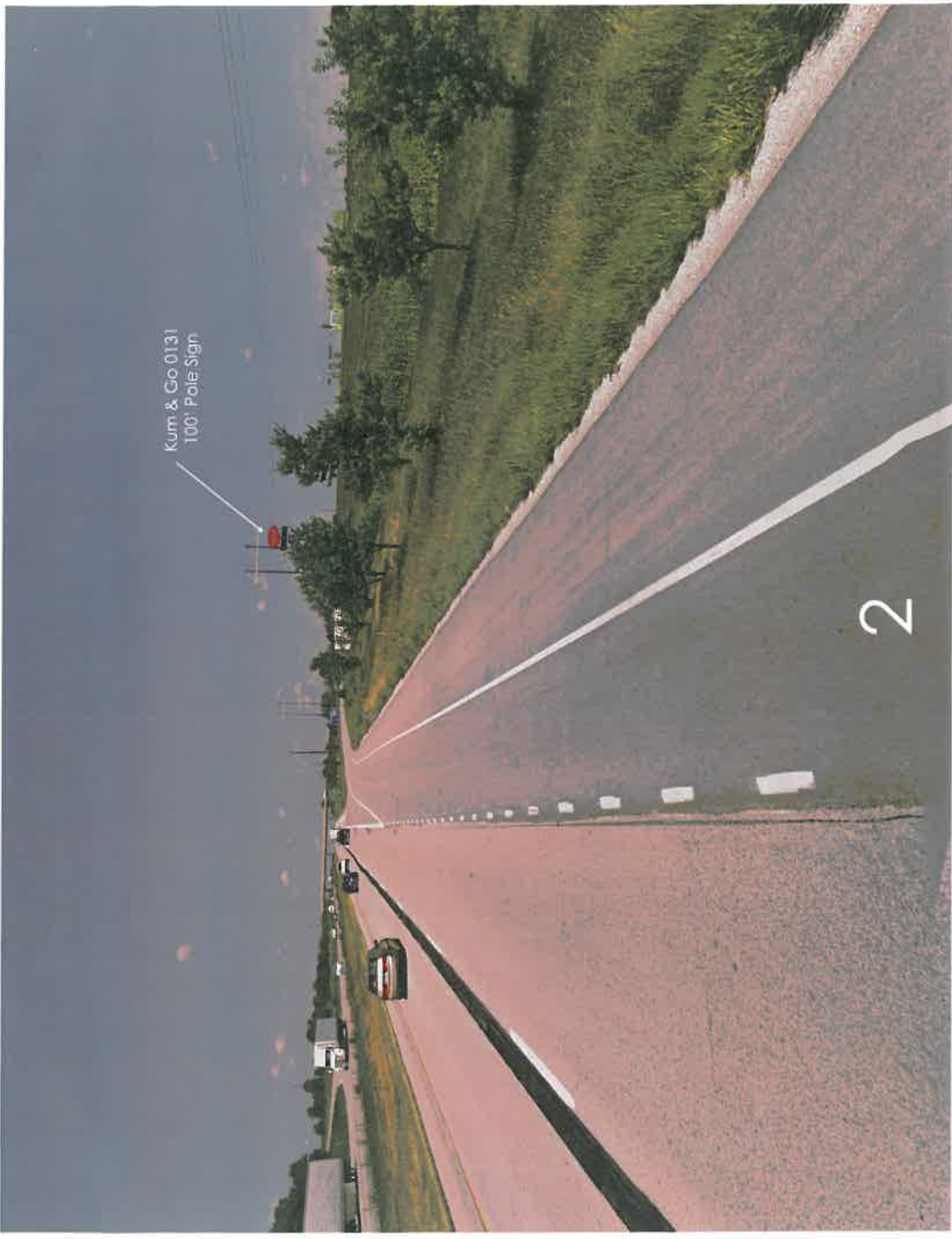
1



Kum & Go 0131  
100' Pole Sign



2

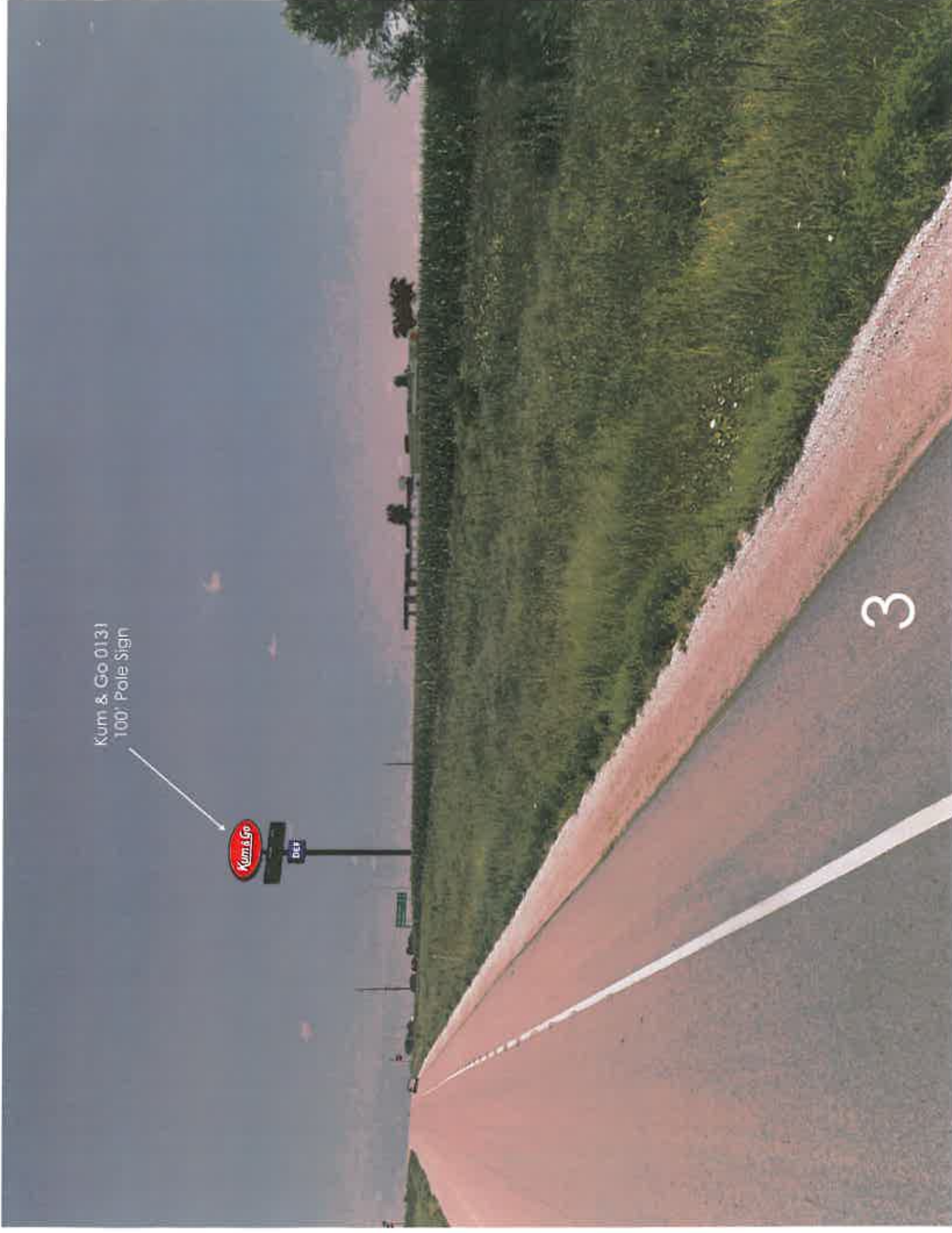




Kum & Go 0131  
100' Pole Sign



3



Kum & Go 0131  
100' Pole Sign

4

\*Image taken approximately  
0.20 miles from exit ramp





Kum & Go 0131  
100' Pole-Sign

Kum & Go 0131  
30' Pole-Sign

5





# HUXLEY

## CITY OF HUXLEY

### APPLICATION FOR APPOINTMENT TO BOARDS & COMMISSIONS

The City of Huxley appreciates your interest in serving the community and welcomes your application. Please complete all sections of this application. If you have any questions, please contact the City Clerk's Office at (515) 597-2561. Additional information may be found on the city web site at [www.huxleyiowa.org](http://www.huxleyiowa.org). The City of Huxley is committed to providing equal opportunity for citizen involvement.

Please indicate those Boards and/or Commissions on which you would be willing to serve by checking below:

- |   |   |
|---|---|
| <input type="checkbox"/> Library Board of Trustees              | <input type="checkbox"/> Tree Board                       |
| <input checked="" type="checkbox"/> Zoning Board Of Adjustments | <input type="checkbox"/> Parks and Recreation Board       |
| <input type="checkbox"/> Planning & Zoning Commission           | <input type="checkbox"/> Huxley Volunteer Fire Department |

Name: BEGG JEFF  Date: 15 MAR 19  
Last First Middle

Address: 822 Ballard Av. Huxley IA 50124  
Street City State Zip

Occupation: Building Inspector

Employer's Name & Address: SAFE Building Compliance & Tech

Work Telephone No: 515 333-4161 Hours which you can be reached at this number: 8-4

Home Telephone No: \_\_\_\_\_ Hours which you can be reached at this number: \_\_\_\_\_

Cell Phone No. 515 291-4199 Hours which you can be reached at this number: 24-7

Email: beggteam@yahoo.com

How long have you resided in Huxley? 6 yrs

Please list any previous Board membership positions (City, Church, School, Professional, etc.) and dates of service:

Church Council - 1998-2003

\_\_\_\_\_  
\_\_\_\_\_





**HUXLEY**  
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Library Board of Trustees  
 Zoning Board Of Adjustments  
 Planning & Zoning Commission

Tree Board  
 Parks and Recreation Board  
 Huxley Volunteer Fire Department

Name: Wilson Tim Wayne Date: 3/21/19  
Last First Middle  
Address: 1106 Ridgeway Dr. Huxley IA 50124  
Street City State Zip

Occupation: Insurance Agent

Employer's Name & Address:  
Wilson Insurance Services LLC  
602 N Maine Ave PO Box 181 Huxley IA 50124

Work Telephone No: 515-597-2190 Hours which you can be reached at this number: 8-5

Home Telephone No. 515-597-4526 Hours which you can be reached at this number: 5-10

Cell Phone No. 515-715-5580 Hours which you can be reached at this number: Anytime

Email: twilson@wilsonins.org

How long have you resided in Huxley? 13 years

Please list any previous Board membership positions (City, Church, School, Professional, etc.) and dates of service:

Huxley Tree Board - 2007-2016

Palestine Lutheran Church Council - 2019-2016 2017-Present

Huxley Prairie Fest - 2010-2014 Present



# HUXLEY

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- |   |   |
|---|---|
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| <input checked="" type="checkbox"/> Zoning Board Of Adjustments | <input type="checkbox"/> Parks and Recreation Board       |
| <input type="checkbox"/> Planning & Zoning Commission           | <input type="checkbox"/> Huxley Volunteer Fire Department |

Name: Wheeler Roger Lynn Date: 4/30/19  
Last First Middle

Address: 905 N. 5th Ave Huxley IA 50124  
Street City State Zip

Occupation: Real Estate Broker

Employer's Name & Address:  
Century 21 Signature Real Estate

Work Telephone No: \_\_\_\_\_ Hours which you can be reached at this number: \_\_\_\_\_

Home Telephone No: \_\_\_\_\_ Hours which you can be reached at this number: \_\_\_\_\_

Cell Phone No. 515-249-0107 Hours which you can be reached at this number: 24 hours

Email: rogerwheeler@gmail.com

How long have you resided in Huxley? 25 years

Please list any previous Board membership positions (City, Church, School, Professional, etc.) and dates of service:

Des Moines Association of Realtors

Cornerstone Church Elders Board

Acts 2 Collective