



ZONING BOARD OF ADJUSTMENT MEETING NOTICE

**THURSDAY DECEMBER 2, 2021
12:00 P.M.**

AGENDA

This meeting will be conducted via Zoom. To participate, see information below.

- 1. CALL TO ORDER**
- 2. APPROVE AGENDA AS PRESENTED AND/OR AMENDED**
- 3. APPROVE MINUTES FROM FEBRUARY 23, 2021 MEETING**
- 4. BUSINESS ITEMS**
 - a. Request for Special Use Permit in accordance with Section 165.29 of the Zoning Ordinance requesting to extend the height of an allowable sign from 10' to 13' on property located at The Huxley Plaza on Highway 69
- 5. ADJOURNMENT**

Zoom Information:

Dial in: 312 626 6799

Meeting ID: 873 6064 6636

Passcode: 50124

For more information on this and other agenda items, please call 515-597-2561 or visit City Administration Building at 515 N. Main Ave

Huxley Zoning Board of Adjustment Minutes Tuesday February 23, 2021

Chairman Paul Wilken called the Zoom meeting to order at 3:00 P.M.

ROLL CALL: Wilson, Wilken, Hyman, Wheeler, Easter

CITY STAFF PRESENT: Rita Conner – City Administrator, Amy Kaplan – Zoning Clerk

CONSULTANTS PRESENT: Jim Nervig—City Attorney

GUESTS PRESENT: Shawn Stolte, Laurie and Jerry Culp

APPROVE AGENDA AS PRESENTED AND/OR AMENDED: Motion –Wheeler, second –Wilson to approve agenda. 5 AYE. 0 NAY.

APPROVE MINUTES FROM AUGUST 7, 2020 MEETING: Motion- Hyman, second- Easter to approve minutes. 5 AYE. 0 NAY.

BUSINESS ITEMS:

Received a request from Jerry and Laurie Culp for a special permit granting an exception to the applicable R-1 District requirement of section 165.20.2 that the minimum rear yard setback is twenty-five feet. The applicant asked that the Board grant a special exception of ten feet of the required twenty-five-foot rear yard setback, so that the porch shall be permitted.

Neighbors were notified of this request. Several letters and emails were received in favor of this exception.

Motion-Wheeler, second-Wilson to grant the special permit as proposed. Wilson, Wilken, Hyman, Wheeler and Easter voted yes. MCU.

ADJOURNMENT: Motion – Wilson, second- Hyman to adjourn meeting at 3:17 P.M. 5 ayes, 0 nays. Motion carried.

Amy Kaplan, Zoning Clerk

Paul Wilken, Chairman

Date of Approval

NOTICE OF PUBLIC HEARING

TO: ALL CITIZENS AND ALL PARTIES IN INTEREST WHO MAY BE ENTITLED TO NOTICE AND OPPORTUNITY TO BE HEARD ON A REQUEST FOR A SPECIAL PERMIT UNDER THE ZONING ORDINANCES FOR PROPERTY LOCATED AT THE HUXLEY PLAZA, ON THE OUTLOT IN BETWEEN 650 AND 660 US HIGHWAY 69, HUXLEY, IOWA.

You are hereby notified that at 12:00 o'clock p.m. on the 2nd day of December 2021, via Zoom, the Board of Adjustment of Huxley, Iowa, will hold a public hearing on proposed special permit in accordance with Section 165.29 of the Zoning Ordinances for a sign on property located at The Huxley Plaza, on the outlot in between 650 and 660 US Highway 69, Huxley, Iowa.

All persons will have the opportunity to be heard on such special permit at such time and place. Thereafter, the Board of Adjustment may act on such request for a special permit without further notice or opportunity for hearing.

Paul Wilken
Board Chairperson

Zoom Information:
Dial in: 312 626 6799
Meeting ID: 873 6064 6636
Passcode: 50124

**BOARD OF ADJUSTMENT
OF THE CITY OF HUXLEY, IOWA**

SPECIAL USE PERMIT

2021-12-2

RE: Special use permit request for extending height of allowable sign from 10 feet to 13 feet along US Highway 69.

On November 16, 2021, a request was submitted by Huxley Plaza LLC to extend the height of their sign from 10' to 13' at their strip mall, The Huxley Plaza, located on the outlot in between 650 and 660 US Highway 69.

Based on all the requirements of sections 165.29(A)(B)(C)(D) of the Huxley Zoning Ordinance being met, a hearing was set for December 2, 2021, at Noon, via Zoom.

On December 2, 2021, the Huxley Zoning Board of Adjustment held a hearing on this request. At the hearing there were no objections to this request. The Board found that all the requirements of sections 165.29(A)(B)(C)(D) of the Huxley Zoning Ordinance for a Special Use Permit has been met and approved said request.

Accordingly, the Board Chairperson is authorized to execute this written decision and to cause it to be filed of record in the office of the Recorder of Story County, Iowa.

Board of Adjustment

Paul Wilken, Chairperson

STATE OF IOWA, COUNTY OF STORY

This record was acknowledged before me on December 2, 2021 by Paul Wilken, in his capacity as Chairperson for the Board of Adjustment of the City of Huxley.

Amy Kaplan, Notary



Appeal to the Board of Adjustments

Date Submitted: 11/16/2021 Board Review Date: _____
Property Owner: Huxley Plaza LLC - Chris Gardner, Owner
Property Address: Ballard Plaza, Highway 69
Property Zoning: Commercial
Legal Description: Lakewood Plat 2 Lot:1 Huxley

Please provide a detailed explanation of work to be done and why a special use permit is needed:

The work to be done involved a monument sign located at the Ballard Plaza. It will be centered on the outlot and 1' inside of the right-of-way. The monument will feature a sign for each commercial bay located at the Plaza. We are applying for this permit because the city code says no sign can be over 10', but cutting down on the sign height would not allow us to include signage for every bay. So we would like to request the sign height remains at about 13' high, which is the current design plan.

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

Signed:  Date: 11/16/21

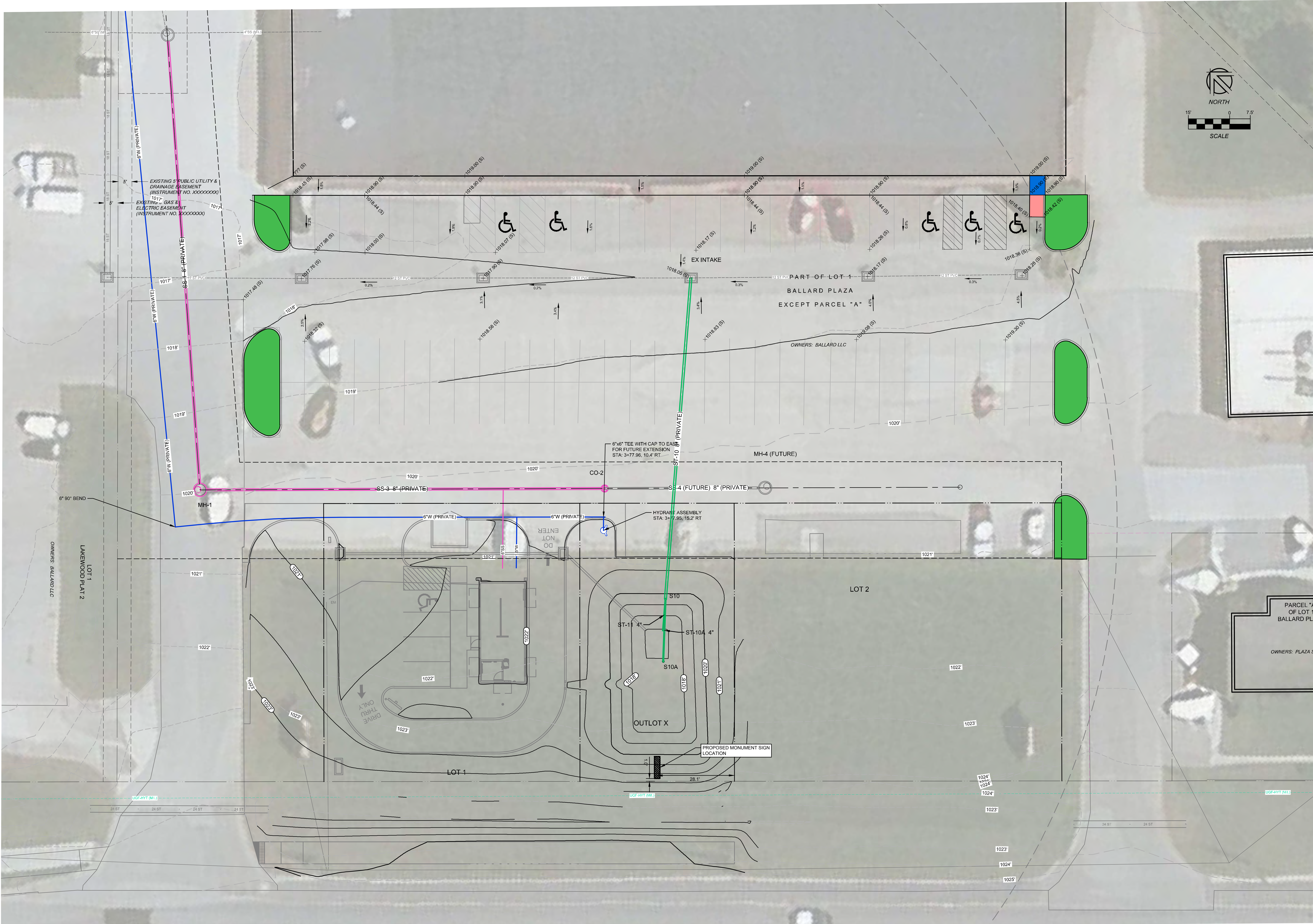
Appeal to Zoning Board of Adjustments

Primary: \$100
Secondary: \$50
Special Use Permits: \$100

(office use only)

Date Hearing Advertised: _____

Decision of the Board:



1250 SW STATE STREET, SUITE A
ANKENY, IOWA 50023-2555
(515) 965-0123 phone • (515) 965-3322 fax
Civil Engineering • Land Surveying
Landscape Architecture

NILLES ASSOCIATES

REVISIONS:
1) 2021-06-11: REVISIONS PER CITY OF HAWLEY COMMENTS
2) 2021-06-11: REVISIONS PER CITY OF HAWLEY COMMENTS
3) 2021-06-11: REVISIONS PER CITY OF HAWLEY COMMENTS
4) 2021-06-11: REVISIONS PER CITY OF HAWLEY COMMENTS
5) 2021-06-11: REVISIONS PER CITY OF HAWLEY COMMENTS
6) 2021-06-11: REVISIONS PER CITY OF HAWLEY COMMENTS
7) 2021-06-11: REVISIONS PER CITY OF HAWLEY COMMENTS

NOTE: NILLES ASSOCIATES, INC. WAIVES ANY AND ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING BUT NOT LIMITED TO, CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DOCUMENT FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING AND FOLLOWING THE ENGINEER'S OR SURVEYOR'S RECOMMENDATIONS. INCONSISTENCIES AMONG DIFFERENT SETS OF DOCUMENTS WHICH ARE ALLEGED OR CONFLICTS WHICH ARE ALLEGED.

PROJECT NAME:
BALLARD PLAZA PLAT 2
HAWLEY, IOWA

DESCRIPTION:
UTILITY PLAN & PROFILE

NAI NO.: 21064
DATE: 5/21/2021
DRAWN BY: ADS
CHECKED BY: JPN
SHEET SIZE: 24" X 36"
SHEET TITLE: D.01
SHEET NO.: 2/2

Order Date:
10/4/2021

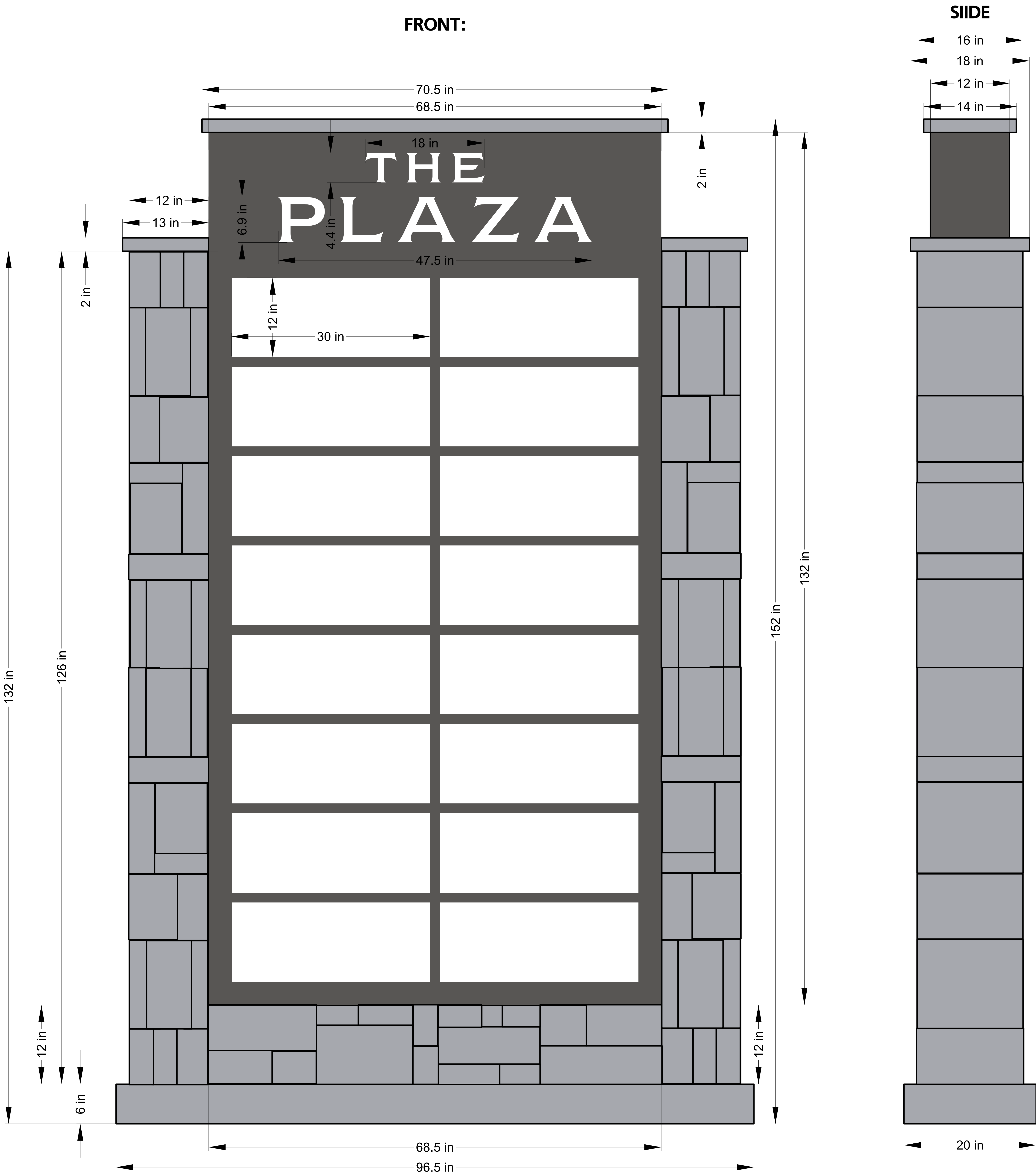
Customer:
Bella Homes

Ordered by:
Kris Gardner

Job #:
35054

Due Date:

JOB NOTES



Multi-tenant Monument sign
SIDE PILLARS - 126"h x 12"w x 16"deep
- Stone caps on each pillar - 2"h x 14"w x 18"deep
MONUMENT FACE - 132"h x 68.5"w x 12" deep
- Stone cap on top of monument face - 2"h x 70.5"w 14" deep
16 COMMERCIAL BAYS - Cabinet-109.5"h x 64.5"w x 12"deep - Each Bay - 12"h x 30"w - Retainer - 1.5"
- 2" face between pillars and cabinet sides and bottom
STONE below cabinet - 12"h x 68.5"w x 12"deep
CEMENT BASE - 6"h x 96.5"w x 20" deep
"THE PLAZA": Router cut, Push-through lite letters
Double sided
Installed