

**MINUTES
CITY OF MARENGO
BOARD OF ADJUSTMENT
Wednesday, December 29, 2021**

Call to Order by Chairwoman Jutta Denson at 4:00 p.m. on December 29, 2021. Officials Present: Jutta Denson, Jim Jensen, Bill Wyant, Jerry McKusker, and Mike McBride. Absent: Martha Kimm, Larry Fiser. Chairwoman Denson declared a quorum and stated that the meeting packet did not include a copy of the referenced November 3, 2021 meeting minutes. Copies of the November 3 meeting minutes were distributed to the board members.

Staff and Press Present: City/Zoning Administrator Karla Marck.

Members of the Public Present: Janet Behrens, Travis Schlabach.

Approval of Agenda – December 29, 2021

Motion by McBride to approve the agenda. Second by Wyant. Ayes: Denson, Jensen, Wyant, McKusker, McBride. Nays: None. Motion Carries.

Approval of Meeting Minutes from November 3, 2021 – Lot #3 Industrial Park Board of Adjustment Meeting

Motion by Wyant to approve the minute. Second by McKusker. Ayes: Denson, Jensen, Wyant, McKusker, McBride. Nays: None. Motion Carries.

New Business

a) **Public Hearing for Granting Special Use Exception to American Legion Post 76, as a philanthropic institution, to Construct a new American Legion Facility in R-1 Zone on Parcel ID #114801102**

Discussions occurred regarding philanthropic definition vs. country club. Wyant motioned to grant a philanthropic institution Special Uses exception, with the stipulation that upon sale of the property and/or facility by the American Legion, the Special Uses exception will be voided, and permitted principal uses for the parcel will be defaulted to the permitted principal uses as defined by the existing city Zoning Ordinance regulations. Considerations for exceptions to permitted principal uses are to follow the existing special exception or variance processes as defined by the existing city Zoning Ordinance regulations. Second by McBride. Ayes: Denson, Jensen, Wyant, McKusker, McBride. Nays: None. Motion Carries.

b) **Public Hearing on behalf of Iowa Valley Community School District requesting R-1 Zone Sign Regulations Variance; Allowing Permanent, Lighted Signage and Display of School Events Information at 359 E. Hilton Street**

Discussions regarding messages being displayed 24-hours per day, and ability to manage display lighting occurred. Marck reported that notifications of school's plan and notice of the public hearing were sent to all residents within a 200' radius, and no comments or concerns had been received. Motion by McKusker to approve variance request. Second by Wyant. Ayes: Denson, Jensen, Wyant, McKusker, McBride. Nays: None. Motion Carries.

c) **Public Hearing Specific to yard Transitional Requirements for property located at 520 E. South Street**

Schlabach stated intent to build 40' (east/west) x 60' (north/south) addition onto 550 E South Street structure. To align with current structure, allowing for zero feet of set-back from alley on south. Motion by McBride to approve variance request. Second by Jensen. Ayes: Denson, Jensen, Wyant, McKusker, McBride. Nays: None. Motion Carries.

Adjournment

Motion by Wyant. Second by McBride to adjourn at 4:24 p.m. Ayes: Denson, Jensen, Wyant, McKusker, McBride. Nays: None. Motion Carries.

Attest: Karla Marck, City Administrator