



**City of Coralville**  
**Board of Adjustment Meeting**  
**March 21, 2022**

Staff: Dave Johnson, Community Development Director  
Collette Ledger, Administrative Assistant

**Item 1:** Meeting called to order 6:00 PM

**Item 2:** Members present: Nicola, Pearl, Praska and Wise

**Item 3:** **Approval of March 21, 2022 Agenda.**

**Motion to approve:** Pearl

**Motion 2<sup>nd</sup>:** Nicola

**Motion carried: 4-0**

**Item 4:** **Approval of the January 17, 2022 Minutes.**

Board Member Cherie Nicola requested corrections to the name of Karla Praska and to Item 6 from the January 17, 2022 meeting.

**Motion to consider approval:** Nicola

**Motion 2<sup>nd</sup>:** Praska

**Motion carried: 4-0**

**Item 5:** **Public Hearing** request for a Conditional Use Permit for by Michael Hilton of Crumbl Cookie at 2797 Commerce Dr. to allow a drive-thru restaurant.

**Public Hearing Open:**

Brian Boelk from Axiom stated that they will be doing an indoor retrofit, parking lot repair, landscaping, reconfiguration of the sidewalk and a drive-thru window for the restaurant, Crumbl Cookies.

**Public Hearing Closed:**

**a) Consider approval of Conditional Use Permit.**

**Motion to consider approval:** Nicola

**Motion 2<sup>nd</sup>:** Praska

Staff Member Dave Johnson advised that City Staff has reviewed the proposed site plan and recommends approval with the condition that the curb extend out to merge into one southbound lane to minimize the potential for traffic conflicts and confusion at the intersection.

**Motion to approval with City Staff conditions:** Nicola

**Motion 2<sup>nd</sup>:** Praska

**Motion carried: 4-0**

**Item 6:** **Public Hearing** request for a Conditional Use Permit for a Lawn and Garden Center for Walmart located at 2801 Commerce Dr.

**Public Hearing Open:**

Jake Hill, representative of Walmart, stated that the Lawn and Garden Center will be in the same locations with the same area as the previous year.

**Public Hearing Closed:**

**a) Consider approval of Conditional Use Permit.**

**Motion to consider approval:** Pearl

**Motion 2<sup>nd</sup>:** Nicola

Staff Member Dave Johnson stated the permit is for the sale of annual items and operates seasonally. This is for the 2022 season only. City staff will check site

after set up.

**Motion carried: 4-0**

**Item 7: Public Hearing** request for a Conditional Use Permit for a Lawn and Garden Center for Lowe's Home Improvement Center located at 2701 2<sup>nd</sup> St.

**Public Hearing Open:**

**Public Hearing Closed:**

**a) Consider approval of Conditional Use Permit.**

**Motion to consider approval:** Praska

**Motion 2<sup>nd</sup>:** Nicola

Staff Member Dave Johnson stated this is for Lowes's seasonal outdoor garden sales. This is for the 2022 season only.

**Motion carried: 4-0**

**Item 8: Public Hearing** request for a Conditional Use Permit for a Lawn and Garden Center for HyVee at 1914 8<sup>th</sup> St.

**Public Hearing Open:**

**Public Hearing Closed:**

**a) Consider approval of Conditional Use Permit.**

**Motion to consider approval:** Praska

**Motion 2<sup>nd</sup>:** Pearl

Staff Member Dave Johnson stated this is for the sale of annual items and operates seasonally. This is for the 2022 season only.

Russ Wise questioned whether the area is smaller this year due to Aisles Online construction. Staff Member Dave Johnson stated the site plan indicates the same size as previous years.

**Motion carried: 4-0**

**Item 9: Public Hearing** request for a Conditional Use Permit for a Lawn and Garden Center for Theisen's located at 100 Westcor Dr.

**Public Hearing Open:**

**Public Hearing Closed:**

**a) Consider approval of Conditional Use Permit.**

**Motion to consider approval:** Nicola

**Motion 2<sup>nd</sup>:** Pearl

Staff Member Dave Johnson stated this is for the sale of annual items and operates seasonally. This is for the 2022 season only.

**Motion carried: 4-0**

**Item10:Adjourn Meeting**

**Motion to Adjourn:** Nicola

**Motion 2<sup>nd</sup>:** Praska

**Motion carried: 4-0 @ 6:25 PM**

Respectfully submitted,

Collette Ledger