

City of Coralville
Board of Adjustment Zoom Meeting
March 22, 2021

Staff: Dave Johnson, Community Development Director
and Dee Marshek, Administrative Assistant

Item 1: Meeting called to order 6:00 PM

Item 2: Member present: Nicola, Wise, Borde Praska and Pearl
Others participating in the Zoom Meeting: Emily Bockelman and Tim Shane

Item 3: **Approval of November 16, 2020 Minutes.**

Motion to approve: Praska

Motion 2nd: Pearl

Motion carried: 5-0

Item 4: **Announce new Member and Election Co-Chair for 2021.**

Karla Praska is introduced as the newest member of the committee and Russ Wise volunteered to be the new Co-Chair for 2021.

Motion to consider approval: Pearl

Motion 2nd: Borde

Motion carried: 5-0

Item 5: **Public Hearing** request for a Conditional Use Permit for a Lawn and Garden Center for Lowe's Home Improvement located at 2701 2nd St.

Public Hearing Open:

Public Hearing Close:

a) Consider approval of Conditional Use Permit.

Motion to consider approval: Pearl

Motion 2nd: Praska

Staff Member Dave Johnson stated he visited each site for general compliance with previously approved site and landscaping plans. There are few items with each of these Conditional Use Permits that are not in current conformance with City code. Staff Member Dave Johnson stated he spoke to the Lowe's local representative and these are the following conditions that have been agreed upon:

1. All storage containers must be removed by June 1, 2021 and not be brought back onsite. Storage containers are prohibited by City Code in commercial districts and only allowed in Industrial Districts; and
2. The semi-trailer stored onsite must be removed. The outdoor storage of equipment, materials and vehicles is also prohibited in Commercial Districts.
3. All operations and storage onsite must conform with the attached site plan approved in 2003. There appears to be a lot of building materials. Display items and equipment stored outside.
4. The enclosed landscape plan must be implemented by March 2022. Much of the landscaping approved in 2003 appears to have never been installed or has since been removed.
5. The Conditional Use Permit shall be limited to the 2021 season only.

Staff Member Dave Johnson stated he also spoke to corporate representatives and they are going to begin working on long term plans to address the storage issues at this location.

Motion to approval with City Staff conditions: Pearl

Motion 2nd: Praska

Motion carried: 5-0

Item 6: Public Hearing request for a Conditional Use Permit for a Lawn and Garden Center for Hy-Vee located at 2008 8th Ave.

Public Hearing Open:

Emily Bockelman with Hy-Vee stated they have had the same area for many years and is available for any questions.

Public Hearing Close:

a) Consider approval of Conditional Use Permit.

Motion to consider approval: Wise

Motion 2nd: Borde

Staff Member Dave Johnson there wasn't anything to note, these are the following comments and conditions:

1. There be no other outside storage of materials, equipment, trailers and vehicles.

Staff Member Dave Johnson stated the garden center creates a deficiency in the number of parking stalls. The City is also working with Hy-Vee on a much needed permeant Aisles on Line pickup that will be taking away even more parking.

2. No other outdoor sales shall be permitted.
3. The Conditional Use Permit shall be limited to the 2021 season only.

Motion to approval with City Staff conditions: Wise

Motion 2nd: Praska

Motion carried: 5-0

Item 7: Public Hearing request for a Conditional Use Permit for a Lawn and Garden Center for Theisens located at 100 Westcor Dr.

Public Hearing Open:

Public Hearing Close:

a) Consider approval of Conditional Use Permit.

Motion to consider approval: Pearl

Motion 2nd: Praska

Staff Member Dave Johnson stated the following conditions:

1. The Conditional Use Permit shall be limited to the 2021 season only.
2. All other outdoor storage must conform with the enclosed 2010 approved site plan.

Staff Member Dave Johnson also stated he spoke to a Theisen's representative about some pallets stored on the west side of the building and those will be relocated to the east side of the building in the designated storage area once it has been paved this spring.

Motion to approval with City Staff conditions: Praska

Motion 2nd: Pearl

Motion carried: 5-0

Item 8: Public Hearing request for a Conditional Use Permit for a Lawn and Garden Center for Wal-Mart located at 2801 Commerce Dr.

Public Hearing Open:

Tim Shane the store manager at Wal-Mart stated he would like to walk the site when Staff Member Dave Johnson is available.

Public Hearing Close:

a) Consider approval of Conditional Use Permit.

Motion to consider approval: Pearl

Motion 2nd: Wise

Staff Member Dave Johnson stated the following conditions:

1. All storage containers must be removed by June 1, 2021 and not be brought back onsite. Storage containers are prohibited by City Code in commercial districts and only allowed in Industrial Districts; and
2. All operations and storage onsite must conform with the attached site plan approved in 2000.
3. The enclosed landscape plan must be implemented by March 2022. Some landscaping approved in 2000 appears to have never been installed or has since been removed.
4. The Conditional Use Permit shall be limited to the 2021 season only.

Staff Member Dave Johnson stated he would be happy to meet with Tim Shane and walk the site and go over any of the conditions.

Motion to approval with City Staff conditions: Borde

Motion 2nd: Praska

Motion carried: 5-0

Item 9: Adjourn Meeting

Motion to Adjourn: Pearl

Motion 2nd: Wise

Motion carried: 5-0 @ 6:24 PM

Respectfully submitted,

Dee Marshek