

ZONING BOARD OF APPEALS MINUTES OF FEBRUARY 14, 2006

Meeting called to order by Chairman Zimmermann at 4:46 p.m. in the Executive Conference Room, City Hall Plaza.

PRESENT: Marvin Duerr, Dean Markwardt, Wallace Reek, Don Wink and Karl Zimmermann

ALSO PRESENT: Planner/Zoning Administrator Curtiss, Director of Planning and Economic Development Miller, Deputy Clerk Panzer, Dan Helwig, Terry Frankland, Barb Fleisner (arrived at 4:48 p.m.) and Mayor Meyers (arrived at 4:59 p.m.)

ZB06-04 Motion by Markwardt, second by Wink to approve the minutes of the January 10, 2006 regular meeting and the January 26, 2006 special meeting as submitted. All Ayes.

Motion carried.

Chairman Zimmermann observed a moment of silence for former Zoning Board of Appeals member Harry Blackwood who passed away recently.

Deputy Clerk read the variance request from V & H Properties, Inc to construct a 32,000-square foot lift assembly addition at 1505 S. Central Avenue, zoned "B-4" General Commercial District. Section 18-63 (5)(f) requires a minimum 20' front yard setback on Maple Avenue. Applicant requests a 10' front yard setback variance in order to build the addition 10-feet from the Maple Avenue right-of-way.

Planner/Zoning Administrator Curtiss noted that the request is for an up to 32,000-square foot lift assembly addition on the north end of the existing lift assembly building.

Planner/Zoning Administrator Curtiss presented a statement of facts regarding the variance request.

1. The subject property for the proposed development consists of several contiguous parcels totaling over 11-acres in size.
2. The property is currently developed with several structures and parking to support the truck sales & service and light manufacturing uses of V & H, Inc. Several parcels, disjointed from the subject property, are also owned by the applicant and provide additional off-street employee parking and truck/equipment storage for the business.
3. The property has double-frontage on South Central/S. Roddis and South Maple Avenues. The average depth of the property between street frontages is close to 600-ft.
4. The general provisions of the zoning code require that double-frontage lots must provide applicable front yards on both streets.
5. The property is zoned "B-4" General Commercial District, requiring a minimum 20-ft. front yard setback from public streets.
6. The site plan proposes up to a 32,000-square foot lift assembly addition on the north end of the existing lift assembly building, matching the 10' setback of the east elevation.
7. The existing lift assembly building was constructed in 1995 consistent with a 10' front setback variance granted from S. Maple Avenue.
8. The variance request is for half of the required setback. Other than the existing lift assembly building on the subject property, the existing development in the 1600 block of S. Maple Avenue is setback 20 feet or more on average.
9. Besides a slight change in grade to the west, the property itself has no unique physical limitations (such as small lot, steep slopes, wetlands, etc) that would prevent compliance with the setback requirements.

10. The west portion of the site, south of vacated 16th Street, is developed with a body shop/repair garage (apprx. 20,000-sq.ft.) and showroom building (apprx 7,000-sq. ft) and large parking area for truck & equipment storage. A retaining wall extends south from the body shop to support the change in grade and allow use of the existing parking lot development.
11. The area of proposed construction currently provides parking and storage for trucks and equipment. The construction will not displace required off-street parking for employees or customers. Off-street parking requirements for the existing and proposed development are satisfied by existing parking space on the property and employee parking lot on the east side of Maple Avenue.

Dan Helwig explained the reason for V & H Properties' variance request. Today in the operation of truck assembly, trucks are getting bigger and because of this more time is needed for assembly, and more space is needed around the assembly to the equipment, storage and tool bins. It was determined that the truck assembly area really needed to be deeper than the existing 70' that is presently there.

He explained that V & H is getting into a site crunch, and they are trying to gain as much of the useable property as possible to the east side of the site to be able to have good radiuses around where the body shop is presently. When Terry Frankland originally looked at this there was a lot of discussion on whether this assembly facility should be located here or potentially should it be on another site. But obviously, because of the existing plant that is there, it would be nice to keep it here. They are trying to maximize the use of the remaining parcel so that the business can stay located here in this area for not only in a short time frame but for many years down the road.

Director of Planning and Economic Development Miller left meeting at 4:56 p.m.

Markwardt questioned if they knew if it would be a 26,000 or 32,000-square foot addition.

Terry Frankland explained that there are three stalls on the end that were designed for as business is growing. The three stalls were bid as an option. We have to find out our equipment costs.

Director of Planning and Economic Development Miller returned to meeting at 4:58 p.m.

Terry Frankland said that every truck that V & H manufactures is 40 foot to the maximum, so 80' out in front of that building is needed to move those trucks. When we built the first building we thought we knew everything in there, but we forgot that every technician has a tool box as big as a table and we have almost 50 technicians. We don't have room to store the tool boxes. We need tool box storage and there is going to be 45-50 technicians in this building when we are done. We need to make the stalls wider so we can store some of the stuff next to the truck when we bring it in and make the production faster.

Mayor Meyers arrived at 4:59 p.m.

Terry Frankland mentioned that employee parking is going to be moved down to the lot by the Stardust Hotel or the lot across the street by Dairy Queen.

Markwardt questioned if the building would be a painted metal building.

Dan Helwig said no. It will be a stamped precast building. The following are reasons why precast was chosen:

- To get the building up in a short time frame.
- To allow the building to be built during the winter.
- There wouldn't be any costs of heating masonry.

He said that it will look very similar to the building that is there now.

Planner/Zoning Administrator Curtiss asked if the height would match the existing height.

Terry Frankland and Dan Helwig responded yes.

ZB06-05 Motion by Wink, second by Duerr to grant a 10' front yard setback variance in order to build the addition 10-feet from the Maple Avenue right-of-way.

Markwardt felt that the building would look better than the fence that sits there right now.

Dan Helwig explained that the addition would be a screen on Maple to buffer the storage and holding of equipment.

Vote on motion **ZB06-05**; All Ayes.

Motion carried.

Terry Frankland, Dan Helwig, Amber Miller and Mayor Meyers left meeting at 5:03 p.m.

Discussion was held on the January 11, 2006 Zoning Board of Appeals workshop. The following suggestions were given to make the Zoning Board of Appeals process better:

- Create a decision form.
- Revise the application form.
- Reword the current criteria that we have.
- Update zoning code.
- Send alternates all meeting information.

Barb Fleisner left meeting at 5:17 p.m.

The 2005 Zoning Board Decision Audit was reviewed.

Motion by Duerr, second by Markwardt to adjourn at 5:20 p.m.

Motion carried

Lori A. Panzer
Deputy City Clerk