

Stites stated is to build a 6-foot wooden privacy fence, originally it was 5-feet, it sounds like he now is agreeable to 15-feet from the property line adjacent to NW 3rd. Part of the city's request to move the fence back is that most of the homes along 3rd Street do face 3rd Street and they are built setting back 35-feet and the home on the west side, specifically, the front door is really only 22-feet from the property line so any fence clear out close to the street side property line would be obstructing the view of that home. The Board has considered similar requests and in many cases the fences were required to be placed 10 to 15-feet from the property line with trees and/or shrubs planted between the fence and the sidewalk. Consistent with those similar requests, the staff recommendation is to require that three trees be planted between the sidewalk and the fence and that the fence is allowed 15-feet from the property line to keep the fence clear and the landscaping clear of the gas easement and outside of any visibility triangles. D.Gervais asked if any Board members had any questions.

M.Ott stated none at this time.

There was no one in the audience to speak for or against the proposal.

M.Ott asked Mr. Stites if he had any further comments for the Board. Mr. Stites made one final comment. He stated that as you look at the aerial view of his property it leaves the whole backyard exposed to the whole neighborhood and that was one reason why he requested a variance. Mr. Stites mentioned that he may build an above ground swimming pool in the future which he believes would require a 6-foot fence.

M.Ott asked Mr. Stites if he was agreeable to moving forward and closing the public hearing and making a determination and voting on this variance at this time. Mr. Stites stated yes.

Motion by K.Tomilson to close the public hearing and file and receive documents. Seconded by M.Ott. All voted aye. Motion carried 3 – 0.

J.Baxter stated with the 15-foot distance he does not have any concerns. K.Tomilson stated she does not either. M.Ott stated the only property that would be significantly adversely affected by this would be on the west side and there is no one here to object. M.Ott stated he would like language in the conditions to read that the landscaping be maintained.

Board Action on Filing #16-15 property located at 302 NW Watercrest Drive

Motion by M.Ott that the Board grant a variance to Section 191.14(2) to allow a six-foot wooden privacy fence 15-feet from the property line adjacent to NW 3rd Street, for property at 302 NW Watercrest Drive, with the condition that three trees are planted and maintained between the privacy fence and the 7-foot Gas Easement area. This is based on a determination that the resulting fence will not be located in the required visibility triangle, that the fence would be screened by the required landscaping, that the variance would not adversely affect the neighborhood and that it is found to be in harmony with the intended spirit and purpose of the Ankeny Zoning Code.

Second by J.Baxter. All voted aye. Motion carried 3 – 0.

#16-16

**Guadalajara Mexican Restaurant
202 SE Delaware Avenue
Lot 2, Continental Commercial Park
RE: Special Use Permit – Outdoor Service Area**

Chair M.Ott opened the public hearing

Sergio Lopez, 202 SE Delaware Avenue, Ankeny, stated that he is requesting a 1,450 sq. ft. concrete patio that will hold 15 tables. No amplified sound. The main goal is to have people enjoy food and beverages, late spring and early summer on an outdoor patio. A special use permit which would allow service of alcohol on the outdoor premises.

J.Baxter asked Mr. Lopez what the hours of operation are for the restaurant.

Mr. Lopez stated Monday-Friday 11:00 am – 10:00 pm; Saturday 11:00 am – 10:30 pm, and Sunday 11:00 am – 9:00 pm.

J.Baxter asked if the outdoor seating would be open for all hours of operation. Mr. Lopez stated yes. They would serve outdoors only during the warm weather.

K.Tomilson asked about what type of landscaping would be around the outdoor seating. Mr. Lopez was not real sure at this point and stated there are plans to add some trees.

E.Jensen mentioned that staff would be able to elaborate on the landscaping.

Staff Report: E.Bodeker reported that Guadalajara Mexican Restaurant requests a Special Use Permit to allow an outside service area at 202 SE Delaware Avenue. Guadalajara is requesting a Special Use Permit for an outdoor service area where patrons may be served alcohol. Guadalajara is located at 202 SE Delaware Avenue and is zoned C-2, General Retail and Highway Oriented Commercial District. The properties located directly adjacent to the subject property are also zoned C-2, with the exception of the property directly to the east of the property across from SE Delaware Avenue which is zoned C-3, Limited Highway Oriented Commercial District. The subject property is within 500 feet of residentially zoned property to the west. The closest residential property is approximately 220 feet from the west property line of the subject property. The proximity of the outdoor service area to a residential zoning district is the condition which requires the establishment to obtain a Special Use Permit. The outdoor service area is located at the northeast corner of the existing building. The applicant is proposing a 1,450 sq. ft. concrete patio that holds 15 tables. As the applicant stated, there is no amplified sound proposed with this special use permit application. The approved site plan shows 74 parking spaces, 56 of those spaces are required based on the zoning code, based on the restaurant size and that also includes the 15 tables proposed with the outdoor service area. There were some questions regarding landscaping. There is a required 30 inch screen adjacent to Delaware Avenue and these shrubs meet that requirement and the trees that the applicant was talking about would help meet the shade tree requirement that is required with site plans. Tonight the staff position is to recommend approval by the Zoning Board of Adjustment with the following conditions:

1. The permittee must comply with Municipal Code Chapter 44, Noise Control.
2. All appropriate building permits and building code regulations need to be reviewed and met.

K.Tomilson asked staff regarding the proposed landscaping around the patio on the site plans. E.Bodeker stated that it may be to help meet the open space requirement. There is a shrub requirement that goes along with the open space requirement.

J.Baxter asked about the zoning of the townhomes immediately west. E.Carstens stated they are residential units zoned C-2. M.Ott mentioned receipt of the letter from the townhome residents.

Kenny Bhatt, Super 8 Hotel, 206 SE Delaware Street, Ankeny, mentioned that she just received her notice and has not had any time to review.

M.Ott stated that the Board will be voting on the Special Use permit at tonight's meeting. Ms. Bhatt stated she has no further questions.

Nelda Lamb, 231 SE Lowell Drive, stated her residence backs up to the restaurant. Her big concern was whether there would be sound on the outdoor patio service area. She now understands there is no amplified sound proposed with this Special Use Permit.

M.Ott asked Mr. Lopez if he was agreeable to moving forward and closing the public hearing and making a determination and voting on this special use permit at this time. Mr. Lopez stated yes.

Motion by J.Baxter to close the public hearing and file and receive documents. Seconded by K.Tomilson. All voted aye. Motion carried 3 – 0.

Board Action on Filing #16-16 property located at 202 SE Delaware Avenue

Motion by J.Baxter that the Zoning Board of Adjustment grant a Special Use Permit in accordance with Sections 130.07 and 196.02(1)(l) to Guadalajara, at 202 SE Delaware Avenue, for an outdoor service area to run concurrently and terminate with a liquor license for said establishment provided the following is met:

1. Any sound amplified or otherwise, from the outdoor service areas shall not be at a level greater than is necessary to reach the audience and shall not be of such a volume so as to interfere with normal conversation on adjacent properties and shall be in compliance with Ankeny Municipal Code Chapter 44, Noise Control.
2. All appropriate building permits and building code regulations need to be reviewed and met.
3. The outdoor service area hours run concurrently with the current hours of operation which are Monday-Friday 11:00 am – 10:00 pm; Saturday 11:00 am – 10:30 pm; Sunday 11:00 am – 9:00 pm.
4. No amplified sound or speakers are permitted.

Second by K.Tomilson. All voted aye. Motion carried 3 – 0.

#16-17

**Charter Bank
2905 SW Oralabor Road
Tradition Greens Plat 1, Lot 51
RE: Ground Sign – Variance**

Chair M.Ott opened the public hearing

Tim Heldt, President and CEO of Charter Bank, 2905 SW Oralabor Road, Ankeny which is currently under construction and anticipating an opening date of approximately November 1st. Mr. Heldt stated

Charter Bank is an 18 year old community bank that was founded in Johnston, with current branches in Grimes and Waukee. They are very excited to be coming to Ankeny. Mr. Heldt stated that George Frampton, Chairman of the Board, at Charter Bank is here tonight and Joe with Eagle Signs is also here to answer any questions about sign materials. Charter Bank is a community based, community oriented institution. Our Ankeny branch will be staffed with Ankeny residents. The property is 1.28 acres and they are building a 3,000 sq. ft. building with drive up lanes on it. This site is going to have quite a bit more green space and landscaping than a typical bank site. They really want to be good neighbors. Under the ordinance they would be allowed to have two 60 sq. ft. signs, double sided, one on the east side of property and one on the west side. These signs would be visible to the residents around their location, particularly on the west side and really would not fit their needs very well. They are requesting a variance to build a 120 sq. ft. sign in the northeast corner of their property. Their primary objective with this location is the Irvinedale, Oralabor Road intersection stop lights. The bank is quite a distance from the middle of the intersection from where the sign is going to be located. Under the current sign ordinance, if they chose to put one of the 60 sq. ft. signs on their property, the public would not be able to read it from the intersection. That is why they are asking for the variance to go with a 120 sq. ft. sign. Their plan is to make it single sided, the back side will face the bank and will be completely shielded from the residents around it. The only place you will be able to see the sign is from the commercial corner. Mr. Heldt presented pictures that represented visibility of a 60 sq. ft. sign from the intersection. Mr. Heldt stated this lot sat for 21 years and they are converting it into something that will be very nice. The bank feels they will be low impact on the neighborhood and would appreciate your consideration. The sign is very important to them.

Staff Report: D.Gervais reported that the subject property is located on Lot 51 Tradition Greens Plat 1 at the intersection of SW Oralabor Road and SW Irvinedale Drive and SW 28th Street. The address is 2905 SW Oralabor Road. The property has three sides of street frontage NW 16th Street which is a county road as well as a frontage road for Oralabor Drive and SW 28th Street. The property is zoned Anderson Investment Company PUD which was approved by City Council in 1995. Up to this point this property has been vacant with no substantial improvements except for a sidewalk on the south side. The PUD document calls this property out as commercial and refers mostly to the C-1 regulations which have changed some over the years including the C-1 regulations for signage. C-1 is intended to be neighborhood retail. The C-1 zoning district today for signage allows double-sided ground signage up to 60 sq. ft. This would also include the base. Typically a corner lot would only be allowed one ground sign, this location with three sides of street frontage would be allowed to have a second ground sign and it would be the same rate as the first sign. The proposed sign is single sided, they are not proposing to place any copy area on the backside illuminated only towards the front and 120 sq. ft. The sign is proposed at the NE corner of the site adjacent to the frontage road and SW 28th Street. If approved the bank does propose to limit this site to only one sign. The proposed ground sign conforms to the sign code regarding maximum height, location and setback and the height of the sign base. Special circumstances exist regarding this site. The width of right-of-way at the intersection of SW Oralabor Road and SW 28th Street is 290-340-feet north of the site and 60-90-feet to the east. The SW Irvinedale Drive leg of the intersection is considerably wider from 550-720-feet measured east to west. Since the applicant is proposing to limit the site to one sign only and that the proposed sign will be single-sided, the impact on the neighboring residential uses is being minimized. Staff's position is to approve the request to allow the construction of a 120 sq. ft. ground sign subject to the applicant obtaining a building permit. Staff's recommendation is based on the condition that only one ground sign be allowed.

M.Ott asked whether the sign would provide a public service. K.Tomilson asked how much signage is on the actual building. D.Gervais stated that it meets the C-1 requirement which is fairly minimal when you look at other areas of town that are zoned C-2. They would be allowed 1 sq. ft. per lineal foot of

building frontage. K.Tomilson asked if there would be signage on each side of the building. D.Gervais stated there would be two small signs on the front of the building and on the east and west sides. Mr. Heldt stated on the front of the building they would have a lintel, architectural feature just above the entry way.

There was no one in the audience to speak for or against the proposal.

George Frampton, Chairman of the Board, Charter Bank, 5526 NW 86th Street, Johnston. Mr. Frampton stated he hopes that the Board will consider this favorably. It is an import issue to Charter Bank. He stated they are entitled under the ordinance to put in the two 60 sq. ft. double sided signs. They would strongly prefer not to do that. Charter Bank has considered their neighbors with regard to the signage and are hopeful that they will be their customers and friends. Mr. Frampton feels this is an important issue to the neighbors and Charter Bank to be able to properly display the business name towards Oralabor and Irvinedale intersection. He stated the sign would not be lit in a direction that would disturb the residents and they will not be able to see the sign from their homes or anywhere near there. Mr. Frampton stated that if he lived there, he would definitely be in support of this and would want the variance to be granted. The two 60 sq. ft. double sided signs would be an inferior result for the city, the residents and the bank.

J.Baxter stated that he does not have any problem with the request. In fact, they are waiving 120 sq. ft. of signage.

M.Ott stated he agrees with J.Baxter except he raises the issue about the standard of meeting the public service section 195.08.6 (B).

E.Jensen stated it is a section of the new sign code that was adopted 6 years ago that the Board was to entertain when they look at variances for signs. The Board has only seen approximately 6 or 7 variances in the past 6 years. It could be argued that it is a busy intersection, has a lot going on and being able to direct the public to this business. J.Baxter stated as an attorney he could make an argument that anything is a public service and I believe the Chairman of the Board made a good representation that the signage would be a benefit to the community 1) it is offering an esthetic value in keeping less signage. Basically they are entitled to 240 sq. ft. of signage and they are reducing it to 120 sq. ft. of signage and 2) they are maximizing the visibility as E.Jensen pointed out. If the signs were supposed to be on the east and west portion, you are not going to be directing customers to the bank as easily. I feel comfortable with making the argument that it met the public service. M.Ott stated that would be the only reason he would say that it does meet public service. J.Baxter asked whether there was a definition of the code as to what is public service. M.Ott stated he wants to be consistent with what is set out in the sign code as adopted. M.Ott wants to stay in harmony with the code. J.Baxter referenced the code which states "*beyond the maximum square footage permitted.*" J.Baxter stated that they are not going beyond the maximum square footage permitted basically because they are reducing the maximum square footage to half. Section B would not even be implicated in there. M.Ott stated that the one sign is allowed at 120 sq. ft. and he is comfortable due to the frontage road and the right-of-way. K.Tomilson stated she would be more comfortable with 100 sq. ft. because that seems to be what Community Choice Credit Union is and Git-N-Go is even smaller. But she also understands the balance of the two 60 sq. ft. signs versus one 120 sq. ft. sign. J.Baxter mentioned that maybe the difference was that the other two businesses only had one frontage road where this has three frontage roads which would entitle them to more signage.

E.Carstens stated the C-2 district does allow a little more signage. C-2 allows an 80 sq. ft. sign for a single user and a 100 sq. ft. sign for a multi-user. A couple of those banks were completed before this sign code.

Board Action on Filing #16-17 property located at 2905 SW Oralabor Road

Motion by K.Tomilson that the Zoning Board of Adjustment grant a variance to Ankeny Municipal Code Chapter 195, Appendix B, to allow a 120 square foot ground sign at 2905 SW Oralabor Road as shown on the attached site plan with three conditions:

1. That a sign permit is obtained for the ground sign, not to exceed 120 square feet in area, including the sign base;
2. That the sign is one side only;
3. That only one ground sign be permitted at this location.

Granting the variance is based on a finding that the condition that only one ground sign be allowed and the total square footage permitted is the same as would be allowed if two ground signs were constructed, per the sign code. The condition that the sign is one-sided only and the reduction from two signs to one will allow the business to advertise to the primary street intersection versus signing towards the adjacent residential neighborhoods. Based on the finding that additional signage has the primary function of providing a public service.

Second by M.Ott. All voted aye. Motion carried 3 – 0.

#16-18

**Whiskey House
2510 SW White Birch Drive
Lot 5, Plaza Shops at Prairie Trail Plat 1
RE: Special Use Permit – Outdoor Service Area**

Chair M.Ott opened the public hearing

Nathan Stewart, Director of Construction, Koester Development, at 6500 University Avenue, Suite 308, Windsor Heights stated he is here on behalf of the Whiskey House as they are the general contractor completing the build-out and the tenant improvements. In this building, the Whiskey House occupies the north two stalls of the building and they would like to have an outdoor service area which would go 10-feet north of the building and 70-feet wide which is the width of the building. DRA already put in five more feet of sidewalk to the north so that they have a 5-foot sidewalk that goes from the front of the building to the back. In the future, DRA will be constructing a building to the north where their sidewalk will come out and touch this sidewalk that is currently on the south of the building to the north. There will be no amplified sound. There will be two egress exits, one of the east side of the fenced in area and one on the west side. On the south side of the building, Main Street Café does have a patio area already in place. They plan to have a similar decorative fence that will go around the outdoor service area.

M.Ott asked what the proposed hours of operation are for the Whiskey House. Mr. Stewart stated the hours of operation are Sunday -Thursday 11:00 am to Midnight and Friday and Saturday 11:00 am to 2:00 am.

K.Tomilson asked how many tables would be in this outdoor service area. Mr. Stewart stated there would be six tables with four seats each for a total of twenty-four seats. The only way to get to the service area is through the building which provides for a controlled access to the outside.

M.Ott asked what would be the food and alcohol ratio for this service area. Mr. Stewart stated it is a whiskey bar but has a full menu. Blue Tomato will be providing cooks who will cook the food and Whiskey House is serving the food. There will not be food service to the outdoor service area, patrons will need to order and take their food with them to the outdoor area.

Staff Report: E.Bodeker reported the request is for a special use permit to allow for an outdoor service area for the Whiskey House at 2510 SW White Birch Drive. The subject property and the surrounding properties are all within the Prairie Trail PUD. The subject site is designated as retail, with residential land to the west, retail and residential to the north, and retail to the east. The proximity of the outside service area to residential property is the condition which requires this establishment to obtain a Special Use Permit. No speakers or amplified sound is proposed with this application. The proposed outdoor service area will be located on the north side of the existing building. The patio area will be a 70' x 10' and will have six separate four person tables. An existing outdoor service area for Main Street Café is located on the south side of the building. The staff position for the request for a special use permit for an outdoor service area for Whiskey House is to recommend approval by the Board of Adjustment with the following conditions:

1. Any sound, amplified or otherwise, from the outdoor service areas shall not be at a level greater than is necessary to reach the audience and shall not be of such a volume so as to interfere with normal conversation on adjacent properties and shall be in compliance with Ankeny Municipal Code Chapter 44, Noise Control.
2. All appropriate building permits and building code regulations need to be reviewed and met.

K.Tomilson asked what is directly to the north of this establishment. E.Bodeker stated this will be another building similar to the building where the Whiskey House is located. K.Tomilson confirmed that there is residential across SW Plaza Pkwy. E. Bodeker stated yes. E.Jensen stated the two lots on the north side of the intersection are also commercial. J.Baxter asked how far up do the apartments go and will there be a direct buffer in between the residential house being built and the outdoor patio area. E.Jensen stated that the entire lot to the west is a multi-family development. The buildings would be set back from the property line approximately 35-feet. K.Tomilson asked whether there are garages to the back of the apartments. E.Carstens stated there is a long building on the east side of the multi-family development property and there are seven or eight plex units up along SW Plaza Pkwy. K.Tomilson asked whether there is going to be garages on the east side of the apartment property. E.Carstens stated on the east side of the apartment property there is a 24-36 unit building. M.Ott would like to see a berm. E.Jensen stated that there would be some type of landscape buffer between the residential and commercial property. K.Tomilson stated that the Whiskey House has already been established and anyone renting would be aware of that prior to them moving in.

There was no one in the audience to speak for or against the proposal.

M.Ott asked Mr. Stewart if he was agreeable to moving forward and closing the public hearing and making a determination and voting on this special use permit at this time.

Motion by K.Tomilson to close the public hearing and file and receive documents. Seconded by J.Baxter. All voted aye. Motion carried 3 – 0.

J.Baxter stated the only concern would be similar to concerns that have been dealt with in the past regarding the hours of operation. The difference is that there are no existing residences that would be affected and there will be some buffers in between the residences and the commercial property. M.Ott stated it has DRA approval. K.Tomilson stated that if any problems arise it would come back to the Board. J.Baxter stated that there would be no music. K.Tomilson stated she would like no amplified sound or speakers be added to the recommendation.

Board Action on Filing #16-18 property located at 2510 SW White Birch Drive

Motion by M.Ott that the Zoning Board of Adjustment grant a Special Use Permit in accordance with Sections 130.07 and 196.02(1) (I) to The Whiskey House, at 2510 SW White Birch Drive, Suite 8, for an outdoor service area to run concurrently and terminate with a liquor license for said establishment provided the following is met:

1. Any sound, amplified or otherwise, from the outdoor service areas shall not be at a level greater than is necessary to reach the audience and shall not be of such a volume so as to interfere with normal conversation on adjacent properties and shall be in compliance with Ankeny Municipal Code Chapter 44, Noise Control.
2. All appropriate building permits and building code regulations need to be reviewed and met.
3. The outdoor service area hours of operation are Sunday – Thursday 11:00 am – 12:00 am and Friday – Saturday 11:00 am 2:00 am.
4. No amplified sound or speakers are permitted.

Second by K.Tomlison. All voted aye. Motion carried 3 – 0.

#16-19

**First Class Signs & Priority Sign
2155 SE Delaware Avenue
Lot 2, Delaware Village Plat 3
RE: Off-premise Sign – Variance**

Chair M.Ott opened the public hearing

Scott Tanner, First Class Signs and Priority Sign, 720 E. Lincoln Way, Ames, is representing Panda Express. Panda Express is requesting a one common monument sign with both businesses on it. It will be placed on the Panda Express property which makes it an off-premise sign for Chipotle. They are requesting the variance for cost and area limitations.

Staff Report: E.Bodeker reported that the request is a variance to section 195.05 (7) to allow an off premise sign at 2155 SE Delaware Avenue that advertises businesses on 2155 SE Delaware Avenue and 2125 SE Delaware Avenue, subject to the condition that this would be the only ground sign allowed on either site. The property is located at 2155 SE Delaware Avenue, more specifically described as Lot 2, Delaware Village Plat 3. The subject property is zoned C-2, General Retail and Highway Oriented Commercial District. Properties adjacent to the subject property are also zoned C-2, General Retail and Highway Oriented Commercial District. Ankeny Municipal Code section 195.05 (7) states... *No sign shall be on property other than the premises on which the business, commodity, service, or entertainment is located.* The applicant is proposing to erect one sign on 2155 SE Delaware Avenue to advertise for the business on 2155 SE Delaware Avenue and the business on 2125 SE Delaware Avenue. The proposed sign meets the size requirement for ground signage in a C-2 zoning district. The size is allowed to be up to 80 sq. ft. The applicant provided a site plan showing the proposed sign with a 5-foot setback from the west property line along SE Delaware Avenue and a 5-foot setback from the northern property line (adjacent to Chipotle Mexican Grill). The staff position is for the Zoning Board of Adjustment to grant the variance request to section 195.05 (7) to allow an off premise sign at 2155 SE Delaware Avenue that advertises business on 2155 SE Delaware Avenue and 2125 SE Delaware Avenue subject to the condition that this would be the only ground sign on either site.

J.Baxter commented that under our criteria for a variance we have to find that based on some aspect of the property that this is an exceptional situation which would allow for the off-premise sign and how would the variance be justified. E.Carstens stated that there is a public service by reducing signage as

there would be only one 80 sq. ft. sign as opposed to two. J.Baxter stated the previous variance requested tonight did not have any requirement based on the shape or condition of the property itself. Under 197.01(4) it seems to require that. J.Baxter stated as M.Ott pointed out to be consistent with requirements under the criteria, and if someone objects to this and it would go to court, we need to be able to justify why we made this decision. E.Carstens stated the reasoning would be due to the current landscaping along Delaware Avenue and reducing the signage. M.Ott stated that single signs for each property would cause clutter along Delaware Avenue.

There was no one in the audience to speak for or against the proposal.

Mr. Tanner stated that Chipotle has agreed that, if required, they will not come back and ask for their own sign in the future.

M.Ott asked Mr. Tanner if he was agreeable to moving forward and closing the public hearing and making a determination and voting on this variance at this time. Mr. Tanner stated yes.

Motion by J.Baxter to close the public hearing and file and receive documents. Seconded by M.Ott. All voted aye. Motion carried 3 – 0.

Board Action on Filing #16-19 property located at 2155 SE Delaware Avenue

Motion by J.Baxter that the Zoning Board of Adjustment grant a variance to Ankeny Municipal Code Sections 195.05 (7) to allow an off-premise sign at 2155 SE Delaware Avenue that advertises businesses on 2155 SE Delaware Avenue and 2125 SE Delaware Avenue, subject to the condition that this would be the only ground sign allowed on either site. The one post sign would be advertising both businesses instead of two individual signs up to 80 sq. ft. for each business. The staff position is based upon the determination that the sign complies with all other sections of the sign code, that the variance would not adversely affect the neighborhood and that it is found to be in harmony with the intended spirit and purpose of the Ankeny City Code. In addition, that based on the extraordinary exceptional situation of the two lots and clutter of other allowed signage that this would meet within the spirit and purpose of the zoning ordinance.

Second by K.Tomlinson. All voted aye. Motion carried 3 – 0.

NEW BUSINESS

The Board was reminded that the 1st meeting in September will be Wednesday, September 7th at 5:00 pm.

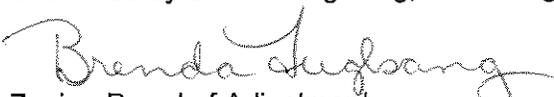
REPORTS

Renewed Special Use Permits

#15-09 – 2510 SW State Street – Hy-Vee Market Grille

There being no further business, the meeting adjourned at 6:20 pm.

Submitted by Brenda Fuglsang, Recording Secretary


Zoning Board of Adjustment