AGENDA

NOTICE AND CALL OF PUBLIC MEETING

GOVERNMENTAL BODY: *Board of Adjustments*
DATE OF MEETING: *8/4/20*
TIME AND PLACE OF MEETING: *7:00pm City Hall*

PUBLIC NOTICE IS HEREBY GIVEN THAT THE ABOVE MENTIONED GOVERNMENTAL BODY WILL MEET AT THE DATE, TIME AND PLACE SET OUT ABOVE. THE TENTATIVE AGENDA FOR SAID MEETING IS AS FOLLOWS:

ROLL CALL: Weinacht Ernst Dohlman-Govern Balk Holten

RECURRING ITEMS: There may be action taken on each of the items listed below.

1. Approval of the Agenda
2. Approval of Minutes from *6/10/2020*

OLD BUSINESS: There may be action taken on each of the items listed below.

1. *None*

NEW BUSINESS: There may be action taken on each of the items listed below.

1. *Review variance request for a garage by Rachael Underbakke*
2. *Review variance request for an addition by Kevin & Julie Munkel*
3. *Review variance request for garage bump-out by Terrance & Joyce Thorne*
4. SET DATE AND TIME FOR NEXT MEETING: *Board meets on an as needed basis.*

COMMENTS FROM AUDIENCE:

ADJOURN:

THIS NOTICE IS GIVEN PURSUANT TO CHAPTER 21, CODE OF IOWA AND THE LOCAL RULES OF SAID GOVERNMENTAL BODY. POSTED *8/27/2018*

AGENDA

NOTICE AND CALL OF PUBLIC MEETING

GOVERNMENTAL BODY: *Board of Adjustments*
DATE OF MEETING: *8/25/20*
TIME AND PLACE OF MEETING: *7:00pm City Hall*

PUBLIC NOTICE IS HEREBY GIVEN THAT THE ABOVE MENTIONED GOVERNMENTAL BODY WILL MEET AT THE DATE, TIME AND PLACE SET OUT ABOVE. THE TENTATIVE AGENDA FOR SAID MEETING IS AS FOLLOWS:

ROLL CALL: Weinacht Ernst Dohlman-Govern Balk Holten

RECURRING ITEMS: There may be action taken on each of the items listed below.

1. Approval of the Agenda
2. Approval of Minutes from *8/4/2020*

OLD BUSINESS: There may be action taken on each of the items listed below.

1. *None*

NEW BUSINESS: There may be action taken on each of the items listed below.

1. *Review recommended approval from Planning & Zoning for special use permit application filed by Cresco Food Technologies LLC*
2. *Recommend Approval/Disapproval of special use permit application filed be Cresco Food Technologies LLC*
3. SET DATE AND TIME FOR NEXT MEETING: *Board meets on an as needed basis.*

COMMENTS FROM AUDIENCE:

ADJOURN:

THIS NOTICE IS GIVEN PURSUANT TO CHAPTER 21, CODE OF IOWA AND THE LOCAL RULES OF SAID GOVERNMENTAL BODY. POSTED *8/27/2018*

MINUTES OF THE BOARD OF ADJUSTMENT

Chairperson Weinacht called the Cresco Board of Adjustment meeting to order on August 25, 2020, at 7:00 p.m. at City Hall. Board Members Weinacht, Ernst, Dohlman-Govern, Holten, and Balk were present. Board Member Balk was absent. Balk came in at 7:02 p.m.

Guests present were Jason Passmore, Mark Bohle, Alex Fortune, Amy Bouska, Dave Brenno, Tom Watson, Pat Rosendahl, Zahid Ali, and Marcie Klomp.

Dohlman-Govern made the motion to approve the agenda and the minutes from August 4, 2020. Balk seconded and it passed all ayes.

The minutes from the Planning and Zoning Commission meeting held on August 4, 2020, were read aloud that included a recommendation from the Planning and Zoning Commission to approve the special use permit application filed by Cresco Food Technologies LLC.

Discussion was held regarding the special use permit request by Cresco Food Technologies to construct a 100' exhaust stack on the southeast corner of their building. A fire in the spray dryer in Spring 2020 destroyed the stack. Tom Watson, site manager of CFT, stated that the request to build a taller stack in place of the old stack is an effort to eliminate the odor. The taller stack provides no benefit to the plant. Pat Rosendahl, Alex Fortune, Amy Bouska, and Dave Brenno all voiced their concern of the odor coming from the plant and questioned whether the odor would be eliminated if a taller stack was installed. Fortune and Bouska both commented on IDNR permits regarding the stack. Mr. Watson shared that the existing odor will not change with the installation of a new stack. The roll dryer that is still in operation is emitting the smell. If the 100' stack is approved and is found to improve the odor, then CFT will look to replace the stack on the roll dryer in the near future.

The Board of Adjustment members were given the opportunity to share their thoughts and ask questions. Chairman Weinacht asked if IDNR permits were applied for regarding the stack. Mr. Watson replied that they were applied for but did not know the status. And mentioned they cannot proceed without IDNR approval. Dohlman-Govern made a motion and seconded by Holten to approve the special use permit for a 100' stack on a spray dryer operation located on the SE corner of the CFT property. The property is situated in the C-2 zone and is located at 717 2nd Ave SE. Legal Description:
Lot 2 EX W 92.5', ALL LOT 3 & W 150' LOT 4 N of ABD RR & LOT A IRS N ½ NE
It passed all ayes.

WHEREAS, in accordance with the provisions of the Zoning Ordinance of the City of Cresco, Iowa, notice of hearing was given and proof of said notice of hearing, in accordance with said statute is now on file herein, and this Board having jurisdiction of the subject matter and jurisdiction of the property and parties concerned, finds that the permit should be granted as requested in said application:

Cresco Food Technologies LLC permit to install a 100 foot spray dryer exhaust stack on their site at 717 2nd Avenue SE, Cresco.

Holten moved to adjourn at 7:30 p.m. Ernst seconded, and it passed all ayes. A time and date was not set for the next Board of Adjustment meeting, the board meets on an as needed basis.

Respectfully Submitted,

Emily Dohlman-Jon

Secretary of the Board

MINUTES OF THE BOARD OF ADJUSTMENT

Chairperson Weinacht called the Cresco Board of Adjustment meeting to order on August 4, 2020, at 7:00 p.m. at City Hall. Board Members Weinacht, Ernst, Dohlman-Govern and Holten were present. Board Member Balk was absent.

There were three guests present, Kevin and Julie Munkel and Terry Thorne.

Chairperson Weinacht approved the agenda and waived approval of the minutes from June 10, 2020.

Discussion was held regarding the proposed variance requested by Rachael Underbakke for the construction of a detached garage on the property at 124 5th Ave E, Cresco. The board had discussion of water runoff and the owner's access to maintain the garage while on their own property. Holten made the motion to approve the variance requested. Dohlman-Govern seconded it. Weinacht, Holten and Dohlman-Govern voted aye. Ernst voted nay. The motion passed by majority vote.

WHEREAS, an application for variance was filed with the board, and,

WHEREAS, in accordance with the provisions of the Zoning Ordinance of the City of Cresco, Iowa, notice of hearing was given and proof of said notice of hearing, in accordance with said statute is now on file herein, and this Board having jurisdiction of the subject matter and jurisdiction of the property and parties concerned, finds that the variance should be granted as requested in said application:

NOW, THEREFORE, BE IT RESOLVED, that a variance is hereby granted to Rachael Underbakke to build a 24'x 32' garage on the north side of her property 2.5 feet from the east and west property line on the following described real estate:

W ½ LOT 10 & E 12.5' LOT 11 EX W 4.5' of N 44' BLK 7 BEADLE STRONG ADDN

Discussion was held regarding the proposed variance requested by Kevin and Julie Munkel for the construction of an addition to their home at 325 5th Ave E, Cresco. Dohlman-Govern made the motion to approve the variance requested. Ernst seconded it and it passed all ayes.

WHEREAS, an application for variance was filed with the board, and,

WHEREAS, in accordance with the provisions of the Zoning Ordinance of the City of Cresco, Iowa, notice of hearing was given and proof of said notice of hearing, in accordance with said statute is now on file herein, and this Board having jurisdiction of the subject matter and jurisdiction of the property and parties concerned, finds that the variance should be granted as requested in said application:

NOW, THEREFORE, BE IT RESOLVED, that a variance is hereby granted to Kevin and Julie Munkel to build an addition onto the south side of their home 4 feet from the west property line on the following described real estate:

E ½ LOT 6 & ALL LOT 7 BLK 16 BEADLE STRONG ADDN

Discussion was held regarding the proposed variance requested by Terry Thorne for the construction of a garage bump-out on the property at 131 5th St E, Cresco. Holten made the motion to approve the variance requested. Ernst seconded it and it passed all ayes.

WHEREAS, an application for variance was filed with the board, and,

WHEREAS, in accordance with the provisions of the Zoning Ordinance of the City of Cresco, Iowa, notice of hearing was given and proof of said notice of hearing, in accordance with said statute is now on file herein, and this Board having jurisdiction of the subject matter and jurisdiction of the property and parties concerned, finds that the variance should be granted as requested in said application:

NOW, THEREFORE, BE IT RESOLVED, that a variance is hereby granted to Terry Thorne to build a bump out to the east side of his detached garage 1 foot from the east property line on the following described real estate:

LOT 1 OF 4 IR SURV W ½ SE

Chair Weinacht asked for any additional comments from the audience, there was none.

The board discussed the special use permit request that will be coming to the Board of Adjustment for review. The Planning and Zoning Commission will meet on August 5, 2020 to hear public comment and discuss.

Dohlman-Govern moved to adjourn at 7:42 p.m. Ernst seconded, and it passed all ayes. The board will meet late August or early September to review the special use permit request.

Respectfully Submitted,

Emily Dohlman-Govern

Secretary of the Board