

---

1. CALL TO ORDER.

Chairperson Kent called the regular monthly meeting to order at 7:00 p.m.

2. ROLL CALL.

Members Present: Kent, Gibson, Roth

Members Absent: Sunderman

Staff Present: Billings

3. MINUTES.

Zoning Board of Adjustment – June 16, 2015

Motion by Roth seconded by Gibson to approve the June 16, 2015 minutes as presented.

All “ayes” motion carried.

4. CONSENT CALENDAR.

- a. Motion to receive and file all correspondence from applicants and staff reports regarding variance requests on the August 18, 2015 Marion Zoning Board of Adjustment agenda.

Motion by Roth, seconded by Gibson to receive and file all correspondence from applicants and staff reports regarding variance requests on the August 18, 2015 Marion Zoning Board of Adjustment agenda.

All ‘Ayes’, motion passed (3-0)

5. APPEALS.

- a. Matthews Holding, applicant – 3007 Orrian Drive, Cedar Rapids, Iowa – Requesting a variance from Section 176.09-3D of the Marion Code of Ordinances to allow less than the required rear yard setback and from Section 176.09-3E to allow less than the required side yard setback within the R-1, Low Density Single Family Residential zoning district.

ZBA Resolution No. 15-08 approving the variance request.

ZBA Resolution No. 15-08 denying the variance request.

Billings presented the staff report and familiarized the Board with the topography of the property.

Andy Anton, the owner of 3007 Orrian Drive addressed the Board and identified the reasons why they were adding an addition to the existing house and furthermore why they were requesting the variance.

Carla Anton, owner of 3007 Orrian Drive addressed the Board and noted that the addition to the house and re-grading of the property will help the drainage issues for the property to the north.

Bob Easton, 3005 Orrian Drive addressed the Board and noted that he was not opposed to the request, but wanted more details of what was going to be built. He noted that the covenants for the subdivision prohibit the construction of a detached garage on any of the properties.

Motion by Roth, seconded by Gibson to approve ZBA Resolution No. 15-08 approving the variance from Section 176.09-3D of the Marion Code of Ordinances to allow less than the required rear yard setback and from Section 176.09-3E to allow less than the required side yard setback within the R-1, Low Density Single Family Residential zoning district.

Roll Call:

Gibson – Aye

Roth – Aye

Kent – Aye

Motion passed (3-0)

2. OTHER BUSINESS.

- a. Amending the Zoning Board of Adjustment by-laws.

ZBA Resolution No. 15-09 approving the amendment.

ZBA Resolution No. 15-09 denying the amendment.

Billings gave a brief summary of the addition of alternates for the Board.

Gibson noted that he did not like the idea of having alternates and further did not like the idea of having explicit detail of what gender of member is able to substitute a regular member.

Kent added that he did not feel his alternate needed to be a male when he is gone, he felt comfortable having a female sitting in for him. Billings replied that this was staffs attempt at keeping the required gender balance at all meetings. Billings noted that staff could take

another look at the requirement to see how to identify which alternate would serve in the absence of a Board member.

Gibson then identified his concerns with special meetings as provided in Article II, Section 3. He felt that 24 hours was not enough time. Kent and Roth concurred. Billings replied that staff would look into that wording to see if it was a requirement of State Code or if the Board could amend that as they saw fit.

Motion by Gibson, second by Roth to TABLE ZBA resolution 15-09 regarding the amendment of the Zoning Board of Adjustment By-Laws (to the next meeting with other agenda items).

All 'Ayes', motion passed.

6. ADJOURNMENT.

There being no further items before the board the meeting was adjourned at 7:35PM

Respectfully Submitted,

Gordon Gibson, Secretary