



**Board of Adjustment
September 20, 2023
City Council Chambers, 1 Quail Creek Circle**

Members: Beau Brown
Laura Hefley
Nicholas Gulick
Janet Norton
Eric Ruttum
Alan Wieskamp

1. **Roll Call:** The meeting was called to order by Chairperson Ruttum at 6:30 p.m. Members present were: Hefley, Gulick, Ruttum and Wieskamp. Norton was absent.

Staff present: Ryan Rusnak and Grant Lientz

2. **Approval of the Agenda.** Motion by Wieskamp, second by Gulick to approve the agenda. Vote to approve was 4-0.
3. **Election of Chairperson.** Motion by Gulick, second by Hefley to elect Ruttum as Chairperson. Vote to approve was 4-0.
4. **Election of a Vice-Chairperson.** Motion by Gulick, second by Wieskamp to elect Gulick as Vice Chairperson. Vote to approve was 4-0.
5. **Public comment.** There was none.
6. **Public Hearing for Conditional Use:** Request of North Liberty Storage LLC to approve a Conditional Use for an outdoor self-storage facility on 2.71 acres. The property is located at the southern terminus of North Madison Avenue (Proposed Lot 11 of Water Tower Place Subdivision).

Rusnak summarized the request and provided the staff recommendation.

Findings:

1. The outdoor self-storage facility use will not be detrimental to the health, safety, or general welfare of the surrounding area and that the proposed use is necessary or desirable and provides a service or facility that contributes to the general well-being of the surrounding area; and
2. The outdoor self-storage facility use, with condition imposed, will comply with the regulations and conditions specified in the Zoning Ordinance.

Recommendation:

Staff recommends the Board of Adjustment accept the two listed findings and approve the Conditional Use for an outdoor self-storage facility on 2.71 acres subject to the following condition:

1. All facades shall be subject to the 60% masonry requirements set forth in Section 169.10 unless the ordinance amendment for outdoor self-storage facilities is adopted, which would eliminate the required masonry on facades not facing the exterior of the property.

Mike Bails spoke on behalf of the applicant.

Ruttum opened the public hearing for any public comment. There were none.

There were general questions from Board members.

Motion by Gulick, second by Hefley to accept the two listed findings and approve the Conditional Use, subject to the condition recommendation listed by City staff. Vote to approve was 4-0.

7. Approval of Previous Minutes. Motion by Wieskamp, second by Hefley to approve the previous minutes. Vote to approve was 4-0.

8. Old Business. There was none.

9. New Business. There was none.

10. Adjournment. The Chairperson declared the meeting adjourned at 7:00 PM.