

BOARD OF ADJUSTMENT MEETING AGENDA
Thursday, October 12, 2023 6:00 PM
Eldridge City Hall 305 N 3rd Street

1. Call to Order
2. Public Comment
3. Consideration of approval of minutes from May 4, 2023.
4. Consideration of approval of electric fence at R&L Carriers
5. Adjournment



Eldridge Board of Adjustment May 4, 2023, 6:00 p.m., Eldridge City Hall

Minutes

The Eldridge Board of Adjustment meeting was called to order by Karl Donaubauer at 5:59 p.m. at Eldridge City Hall on May 4, 2023. Board members present were Karl Donaubauer, Dean Ferguson, Paul Hayungs and Bob Kuehl. Eric Gruenhagen was absent. Also present were Nevada Lemke, Jeff Martens, Bruce Cheek, Brian Dockery, Ashley Atkins and Ron Iossi.

The minutes from the previous meeting were presented. A motion was made by Hayungs to approve the minutes, seconded by Ferguson. Motion carried 4-0 by voice vote.

Donaubauer stated the purpose of the meeting was to check on the progress of Ashley Atkins home build at 880 S. 1st Street.

During the public comment section of the agenda Martens provided board members with comments received from Michael Bristley a neighbor located at 850 S. 1st Street. Martens let the board know that most of the comments concerned a civil dispute over an access easement located on Bristley's property and summarized the situation for the board. Martens let the board know that he would respond to Bristley's questions and that he had previously advised Atkins not to use this driveway since it was in dispute until a legal ruling on the matter was obtained by one of the parties involved. Brian Dockery also spoke during the public comment section and said his opinion was that the access easement issue was a civil matter that the city should have no involvement in. Dockery also stated that he saw three options moving forward, the first that the city could cite Atkins to have the building removed which would be unfair since the city allowed her to build it in the first place, the second would be to offer her the opportunity to apply for another Use on Review to ask for an extended period of time to build a house or three to offer her the opportunity to apply for a Variance to make the existence of the accessory building legal with a primary structure on the property. Martens agreed that these were the options he also felt were available as the Zoning Enforcement Officer for the city.

Martens also shared that he had inspected the property on March 20 and at that time the camper was removed from the building and found no evidence that Atkins was still living on the property. Atkins confirmed this for the board.

Donaubauer then gave Atkins the opportunity to share information on the progress she had made toward building a house on the site. Atkins presented plans that were being finalized with a builder she has hired. She said the builder was completing a house in Long Grove that would be finished in approximately six weeks and she was next on the list for her home build. She is working with a lender to secure financing and was hopeful she would be able to move forward

Eric Gruenhagen

Karl Donaubauer
Dean Ferguson

Paul Hayungs
Bob Kuehl

with a new home. She said as a last resort she could look at bringing her accessory building up to code for occupancy as a residence but does not want to have to do so.

Atkins then asked if she turned the accessory building into a nursery or greenhouse if she would be in compliance with city code. She said that she has been working with a farm agency for a couple of months on this project. Martens let her know that a nursery and greenhouse are both permitted uses for this zoning district and that if the accessory building was being used for one of those uses it would then be compliant with the city code. Atkins said 78 trees were being delivered and she was interested in high tunnels for greenhouse use.

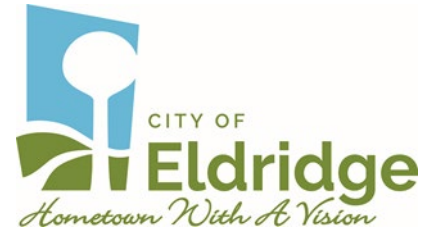
Martens confirmed for the board that this was a permitted use and no further action was needed. Atkins will be pursuing building a single family home on the property as well as a nursery/greenhouse operation.

Motion to adjourn by Ferguson at 6:50 p.m. Second by Kuehl. Motion carried 4-0 by voice vote.

Respectfully submitted,
Jeff Martens
Assistant City Administrator

City of Eldridge

MEMORANDIUM



To: Board of Adjustment
From: Jeff Martens, Assistant City Administrator
Re: Ramar Land Development Electric Fence Request
Date: 10/12/2023

Ramar Land Development, DBA R&L Carriers, has submitted a request to install an electric security fence around their property at 300 Slopertown Road. This property is zoned I-2 General Industrial.

Electric fences are permitted in industrial zones per the following section of city code with Board of Adjustment approval: 32.06 Electric and barb wire fences are prohibited in R-1, R-2, R-3 and all Commercially zoned districts, and are permitted in Industrially zoned districts only upon approval of the Board.

This type of electric fence is designed to notify employees of an intruder and not severely shock anyone touching the fence. It is not dangerous to people or wildlife. The following information was provided by the applicant:

“The Fence Wire will be (depending on the need for high speed internet) CAT 5 or CAT 6 low voltage communication wire which requires 120V at the panel. (explained from owner of Solid Security)

This will give a little but safe shock to whom ever touches or cuts the wire but will set off an alarm to know where an intruder is trying to breach the property.

The intruder will not be hurt from the shock.”

City staff has reviewed this request and recommends approval.



BOARD OF ADJUSTMENT APPLICATION

Property Address West Slopertown Road Eldridge Iowa

Board Approval Requested Yes

Explain your request:


Requesting Monitored Pulse Security Fence System. This is to protect our facility as well as our freight.

Applicant Name	<u>Stan Richards</u>
Address	<u>215 West Curry Road</u>
Phone Number	<u>1(800)-543-5589 EXT 1281</u>
Email Address	<u>srichards@rlcarriers.com</u>

Title Holder's (If different than applicant)

Name	<u>Ramar Land Development</u>
Address	<u>600 Gillam Rd. Wilmington, OH 45177</u>
Phone Number	<u>1(800)-543-5589</u>

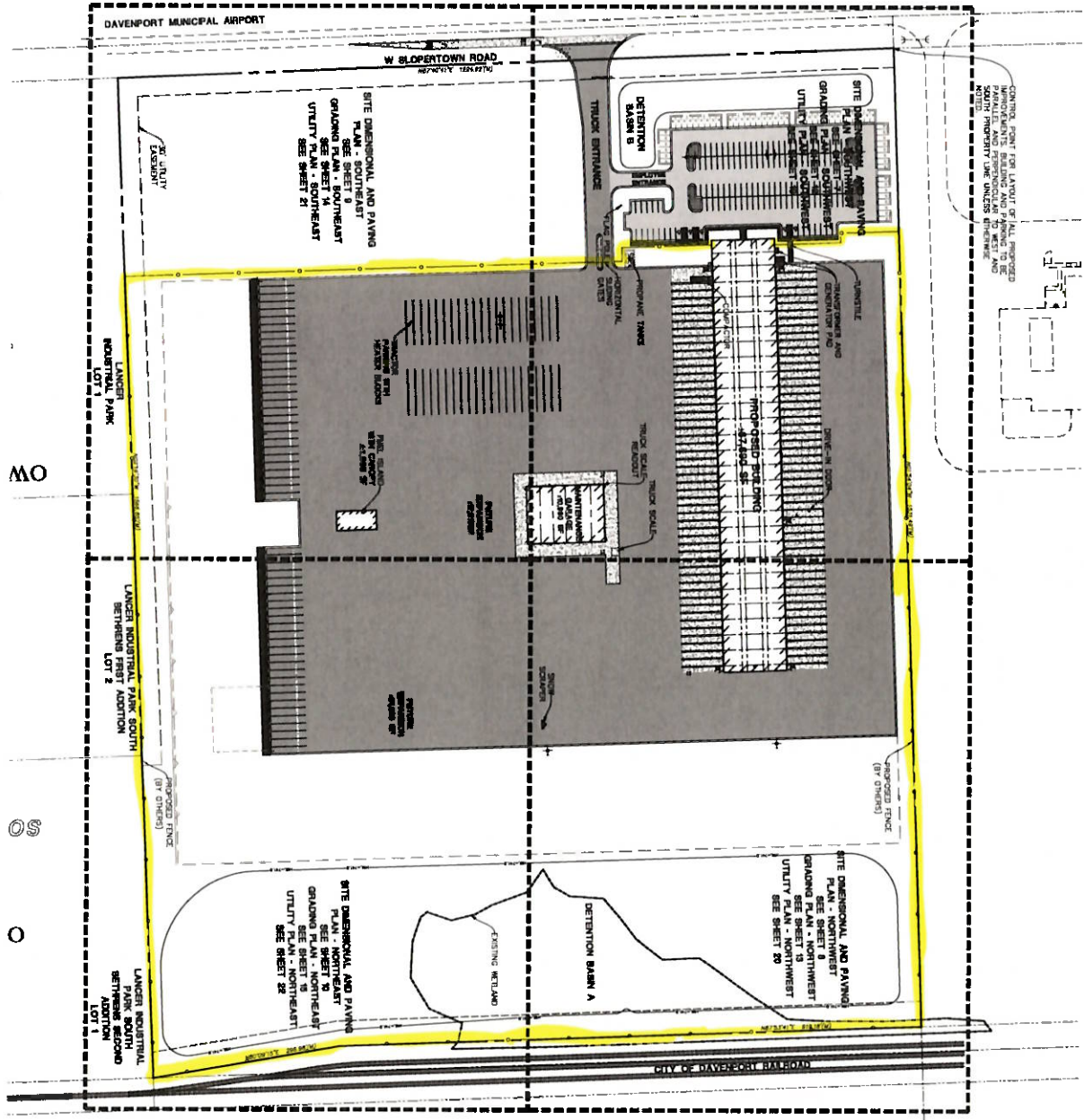
Signature of Applicants (s) 

Signature of Title Holder(s) 
(if different than applicant)

On 8 1/2" x 11" paper, please provide the following:

- a. A scale accurate drawing showing the property location and boundary lines
- b. A scale accurate site plan showing developed features on the site and location of any requested variances

For office use only			
Amount Due	\$ <u>150</u>	Date Filed	<u>9/12/2023</u>
Filing Fee Paid	\$ <u>150</u>	Publication Date	<u>N/A</u>
Payment Method	<u>Check</u>	Hearing Date	<u>N/A</u>



CONTROL POINT FOR LAYOUT OF ALL PROPOSED IMPROVEMENTS RELATING AND PAVING TO BE MAINTAINED BY THE OWNER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DAVENPORT.



Highlighted in yellow is the request for the Monitored pulse security fence system.
 This Fence allows us to know where an intruder is cutting our fence it does not electrocute them.

<p>2 OF 30</p> <p>REVISION</p>	<p>R+L CARRIERS - ELDRIDGE CITY OF ELDRIDGE, IOWA INDEX OF SHEETS</p>	<p>Manhard CONSULTING</p> <p><small>700 Springer Drive, Lombard, IL 60148 630.981.8500 312.681.8595 manhard.com Civil Engineers Surveyors Water Resources Engineers Water & Waste Water Engineers Construction Managers Environmental Scientists Landscape Architects Planners</small></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">NO.</th> <th style="width: 10%;">DATE</th> <th style="width: 10%;">BY</th> <th style="width: 10%;">CHECKED</th> <th style="width: 10%;">REVISION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	BY	CHECKED	REVISION															
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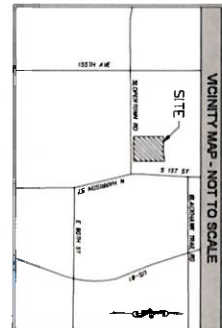
ITEMS CORRESPONDING TO SCHEDULE BH

- 1. PROJECT CONSTRUCTION PLAN FOR THE PROPOSED DEVELOPMENT
- 2. LEGAL INSTRUMENTS AND EXISTING CONDITIONS IN THE RELEVANT FIELD
- 3. PLANNING AND DESIGN PLAN FOR THE PROJECT DEVELOPMENT
- 4. EXISTING CONDITIONS IN THE RELEVANT FIELD
- 5. PROJECT PROGRESS REPORT AS OF DATE OF SURVEY
- 6. PROJECT PROGRESS REPORT AS OF DATE OF SURVEY
- 7. PROJECT PROGRESS REPORT AS OF DATE OF SURVEY
- 8. PROJECT PROGRESS REPORT AS OF DATE OF SURVEY
- 9. PROJECT PROGRESS REPORT AS OF DATE OF SURVEY
- 10. PROJECT PROGRESS REPORT AS OF DATE OF SURVEY

ZONING INFORMATION

THE LOTS ARE ZONED R-1220 FROM JAMES C. WELLS, ASSISTANT CITY ADMINISTRATOR/CITY ENGINEER, FOR THE CITY OF EDMONDO, WASHINGTON

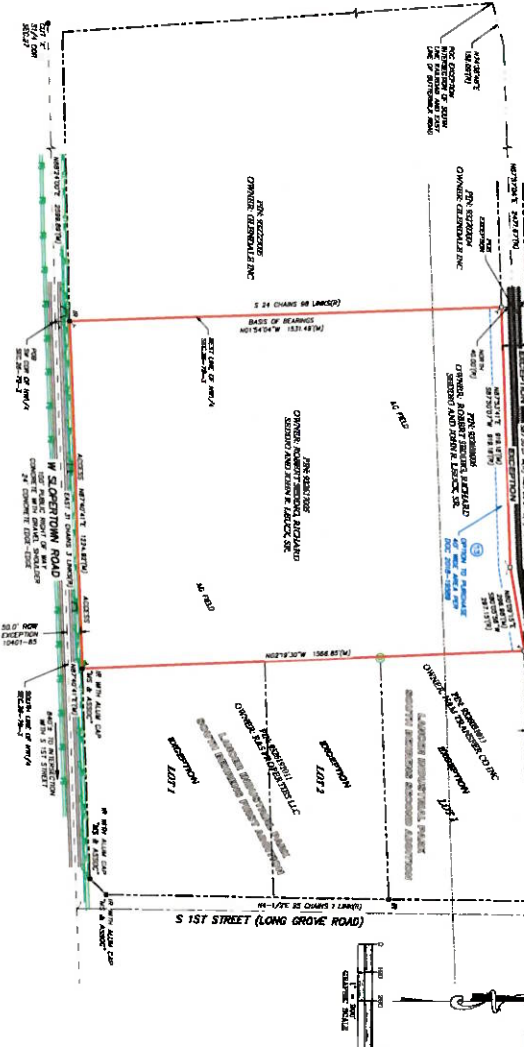
VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- 1. THE LOTS ARE ZONED R-1220 FROM JAMES C. WELLS, ASSISTANT CITY ADMINISTRATOR/CITY ENGINEER, FOR THE CITY OF EDMONDO, WASHINGTON
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LEGEND OF SYMBOLS & ABBREVIATIONS



FLOOD NOTE

BY SHOWN PLANNING ONLY, THE PROPERTY IS IN ZONE X OF ANIMAL FLOOD RISK. THE PROPERTY IS NOT IN AN AREA OF SPECIAL FLOOD HAZARD. THE PROPERTY IS NOT IN AN AREA OF SPECIAL FLOOD HAZARD. THE PROPERTY IS NOT IN AN AREA OF SPECIAL FLOOD HAZARD.

PROJECT REVISION RECORD

DATE	REVISION	BY	DATE

SIGNIFICANT OBSERVATIONS

NO SIGNIFICANT OBSERVATIONS WERE NOTED AT THE TIME OF SURVEY.

LEGAL

THE USE OF THE DOCUMENT IS LIMITED TO THE PROJECT AND THE JURISDICTION OF THE CITY OF EDMONDO, WASHINGTON. THE DOCUMENT IS NOT VALID IN ANY OTHER JURISDICTION.

RECORD DESCRIPTION

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ALTANSPS LAND TITLE SURVEY

RLR ELDRIDGE PROJECT
N/S PROJECT NO. 20220489-1
PARCEL NOS. 932617005 & 93261006
W SPOFFORD ROAD, EDMONDO, WA 98048
MAYOR AND MARY ANNE GILBERTSON
OF CHICAGO TITLE INSURANCE COMPANY
RECORDING IN THE PUBLIC RECORDS OF THE CITY OF EDMONDO, WA

XCCEL CONSULTANTS
SHEET 1 OF 1

NVS AN NVS COMPANY
Back & Clark Corporation
1-800-SURVEYS (787-3397)
Transaction Services
3633 W. 14th Street, Suite 200
Edmonds, WA 98048
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