



North Liberty Board of Adjustment Information Packet

September 21, 2016

6:30 PM

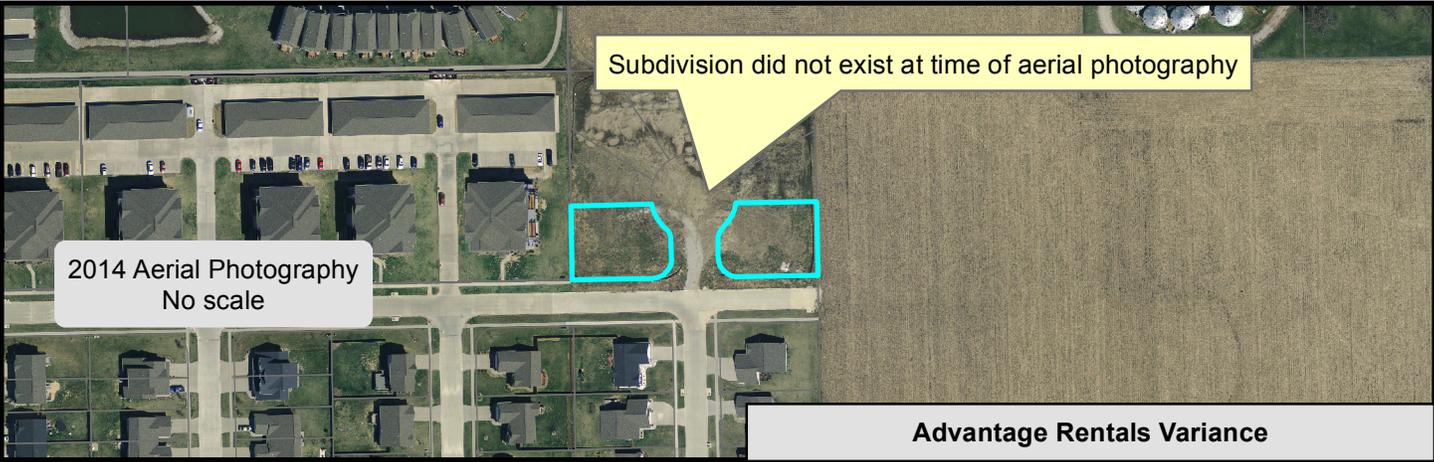
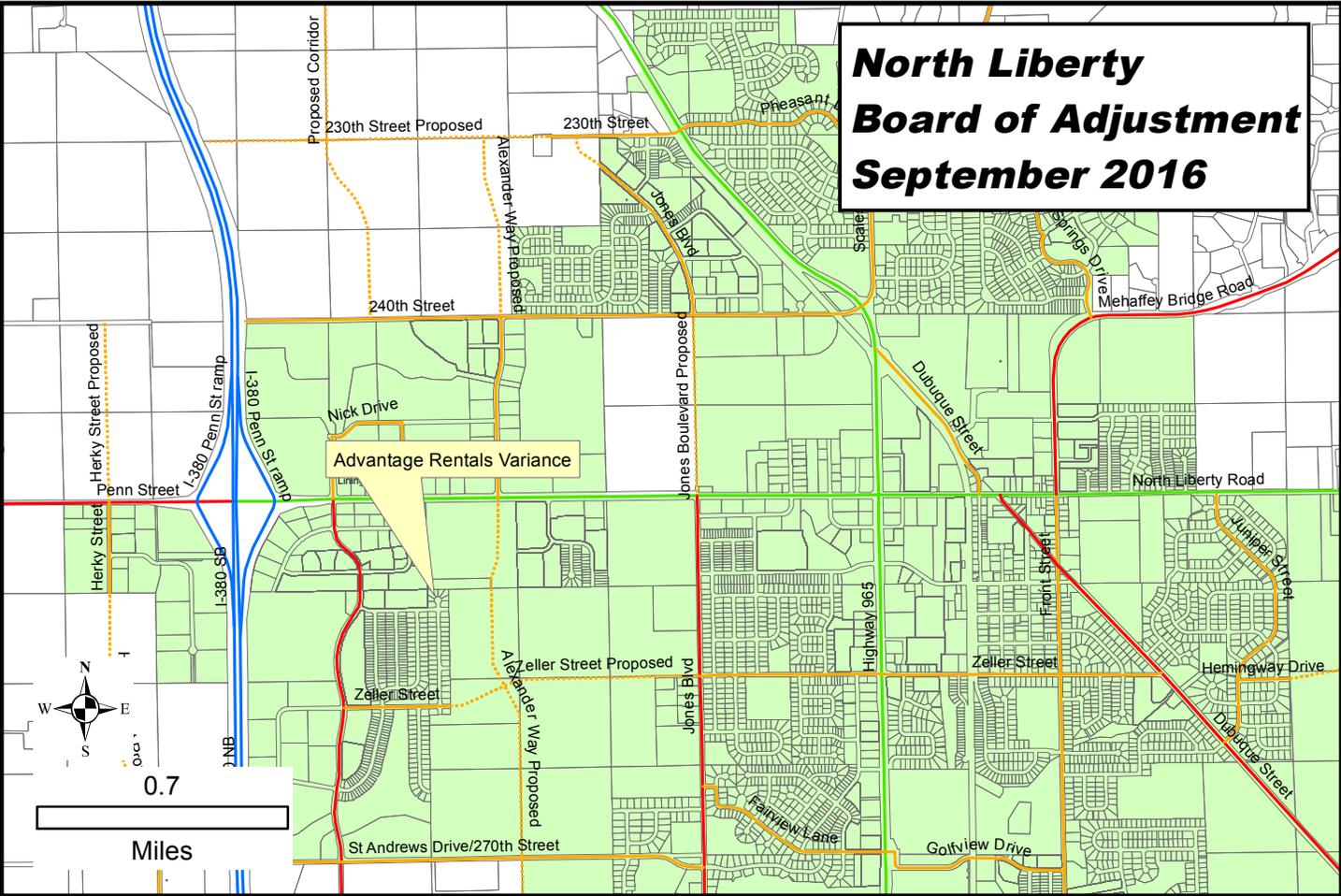
If you would like additional information, larger-scale maps, or other information before the meeting, please contact Dean Wheatley at 626-5747 or at dwheatley@northlibertyiowa.org



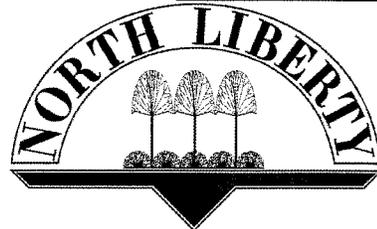
**NORTH LIBERTY BOARD OF ADJUSTMENT
MEETING NOTICE AND AGENDA
September 21, 2016, 6:30 PM**

- 1. Roll Call.**
 - 2. Public Comment**
 - 3. Variance:** Request from Advantage Rentals LLC for a variance to allow creation of two duplex lots that contain less area than required by the Zoning Ordinance, located at the northeast and northwest corners of West Lake Road and Sunset Court.
(Legal: Lots 39 and 43, West Village Part 3)
 - a. Staff Presentation
 - b. Applicant's Presentation
 - c. Questions and Comments
 - d. Formal Action
 - 4. Minutes of Previous Meeting (August 2016)**
 - 5. Old Business**
 - 6. New Business**
- Adjournment**

North Liberty Board of Adjustment September 2016



APPLICATION FOR NORTH LIBERTY ZONING ORDINANCE VARIANCE



Please print or type the following information. Use additional sheets, if necessary. Owner/agent must submit an accurate scaled plot plan indicating the request.

Property owner's name:

Property owner's address & phone:

Owner's agent name & phone (if applicable):

Property legal description (lot, block, subdivision):

Property current zoning and current use:

Variance request:

Please thoroughly read and complete the second page of this form, and be sure to include it in your submission. It outlines the criteria the City of North Liberty uses in reviewing and acting on variance requests.

Signature of owner:

This section for staff use only.

Application received by: Date:

Date and time of Board of Adjustment meeting:

Board of Adjustment action:

Request granted. Conditions of approval:

Request denied. Reasons for denial:

Chairperson, Board of Adjustment

Attest: _____

203.7.4 Decisions. The Zoning Ordinance is a document that lays out very specific requirements deemed to be in the best interest of the city by the Planning and Zoning Commission and the City Council. In most cases, those requirements must be met by property owners and developers; however, in some rare cases the enforcement of those requirements may be found to cause extreme hardship for an individual, and a variance may be granted. Variances shall not be granted by the Board of Adjustment simply because no one objects, or because it seems harmless in an isolated circumstance. Any variance granted shall reflect the spirit and intent of the code and shall not constitute the granting of a special privilege. The following variance criteria is utilized by the Board of Adjustment in hearing variance requests. No variance shall be granted by the Board unless affirmative findings can be made for each of the applicable following criteria:

1. Unique Circumstances. The subject property is unique or exceptional as compared to other properties subject to the same provisions by reason of irregularity, narrowness, shallowness, substandard or marginal size; exceptional topographical features; or other extraordinary conditions peculiar to and inherent in the subject property and that relate to or arise out of the property rather than the personal situation of the current owner of the property; and that amount to more than a mere inconvenience to the owner.

Your comments: Due to the fact that this is a corner lot, the south unit is encumbered by a large area of setbacks that consume a majority of the lot area, making it very difficult to get the minimum square feet on the north lot. The overall lot size exceeds the minimum square feet (10,000 sf min, 11,395 sf platted) and it also exceeds the minimum lot width (80'

2. Not Exclusively for Financial Gain. The purpose of the variance is not based exclusively upon a desire to increase financial gain from the property. Proof that the property cannot be used for its highest or best use under the regulations applicable to it, or that it could be used more profitably if not subject to such regulations, should not in itself justify granting a variance.

Your comments: This is not exclusively for financial gain

3. Hardship Not Self-Created. The unique or special condition referenced in subsection 1 above a. existed at the time of the enactment of the provisions of this Ordinance that affect it, or b. was the result of government action, other than adoption of this Ordinance, for which no compensation was paid, and has not been created by any persons presently having an interest in the property.

Your comments: The Hardship was not self created

4. Substantial Rights Denied. Carrying out the strict letter of the provisions of the Zoning Ordinance would deprive the property owner of substantial rights commonly enjoyed by other property owners subject to the same provisions.

Your comments: The rights denied would be the ability to receive the occupancy permit on a zero lot zoned unit.

5. Not Special Privilege. The hardship affecting the property is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other property subject to the same provisions.

Your comments: There are no special privileges

6. Not Detrimental. Granting the variance will not be detrimental to the public welfare or materially injurious to the enjoyment, use, or development of property in the vicinity; would not materially impair an adequate supply of light and air to adjacent properties; would not substantially increase congestion in the public streets, nor increase the danger of flood or fire, or endanger the public safety, nor substantially diminish or impair property values in the vicinity.

Your comments: this would not be detrimental to the public

7. No Other Remedy. There are no means other than the requested variance by which the hardship can be avoided or remedied to a degree sufficient to permit a reasonable use of the property.

Your comments: There are no other means to avoiding the hardship

PLAT OF SURVEY (ZERO LOT LINE) NORTH LIBERTY, JOHNSON COUNTY, IOWA

LEGAL DESCRIPTION

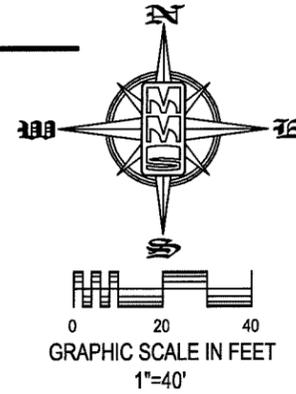
A PORTION OF LOT 43, WEST VILLAGE - PART THREE, LOCATED IN THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 80 NORTH, RANGE 7 WEST OF THE 5TH P.M., NORTH LIBERTY, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

UNIT A

BEGINNING AT THE NORTHEAST CORNER OF LOT 43, WEST VILLAGE - PART THREE, NORTH LIBERTY, JOHNSON COUNTY, IOWA, IN ACCORDANCE WITH THE PLAT RECORDED IN PLAT BOOK 59, AT PAGE 134, IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE; THENCE S00°09'58"W, ALONG THE EAST LINE OF SAID LOT 43, A DISTANCE OF 37.39 FEET, TO ITS INTERSECTION WITH THE EASTERLY EXTENSION OF THE COMMON PARTY WALL CENTERLINE OF THE DUPLEX UNIT CONSTRUCTED ON SAID LOT 43; THENCE N89°47'36"W, ALONG SAID EASTERLY EXTENSION, THE COMMON PARTY WALL CENTERLINE AND ITS WESTERLY EXTENSION THEREOF, 125.05 FEET, TO ITS INTERSECTION WITH THE WEST LINE OF SAID LOT 43; THENCE NORTHEASTERLY 9.16 FEET, ALONG THE WESTERLY LINE OF SAID LOT 43 AND AN ARC OF A 25.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY WHOSE 9.11 FOOT CHORD BEARS N36°14'05"E; THENCE NORTHEASTERLY 34.65 FEET, ALONG THE WESTERLY LINE OF SAID LOT 43 AND AN ARC OF A 55.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY WHOSE 34.08 FOOT CHORD BEARS N28°41'15"E, TO THE NORTHWEST CORNER OF SAID LOT 43; THENCE S89°50'02"E, ALONG THE NORTH LINE, 103.42 FEET TO THE POINT OF BEGINNING, CONTAINING 0.10 ACRE (4,187 SQ. FT.), AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

UNIT B

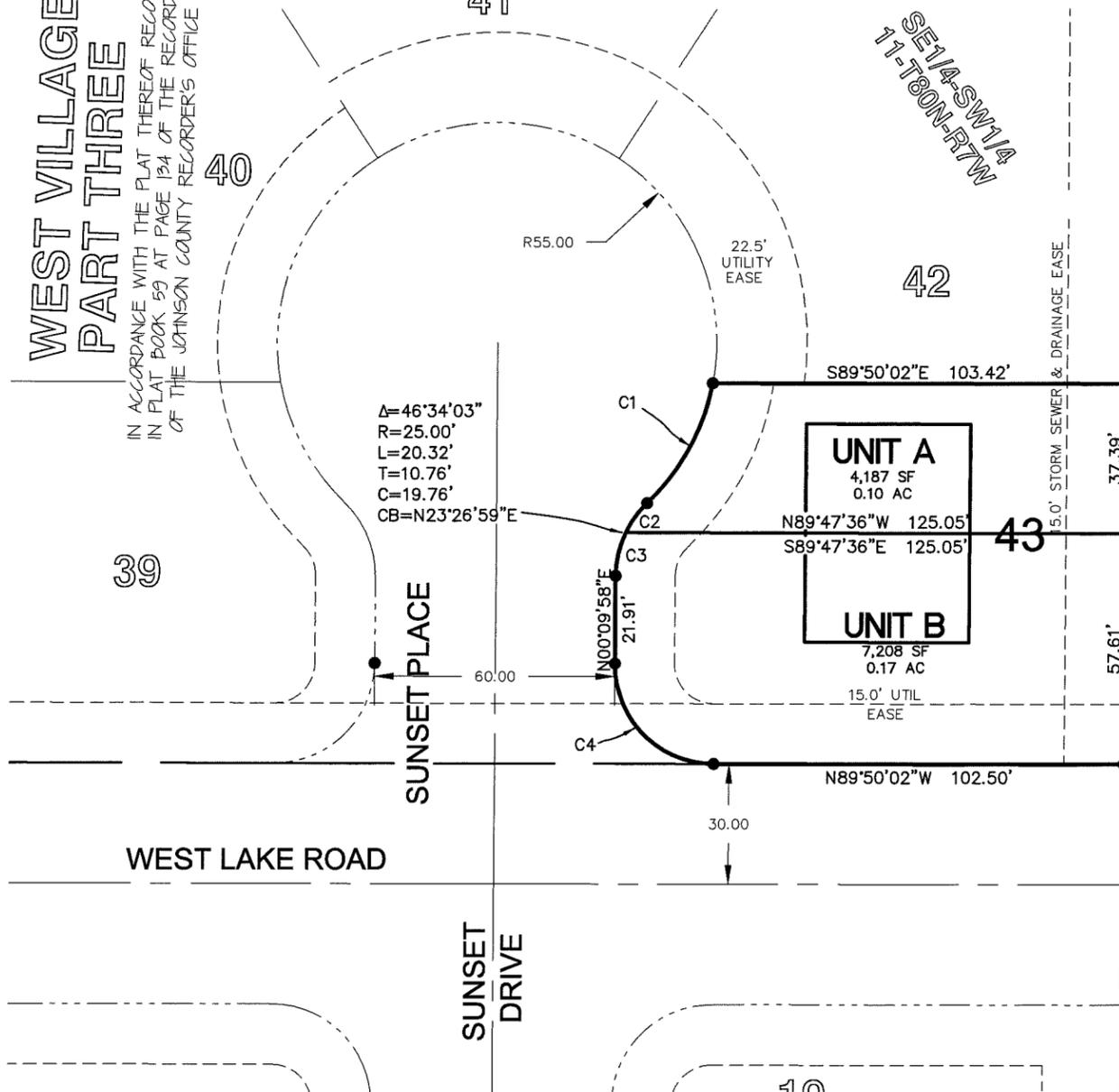
BEGINNING AT THE SOUTHEAST CORNER OF LOT 43, WEST VILLAGE - PART THREE, NORTH LIBERTY, JOHNSON COUNTY, IOWA, IN ACCORDANCE WITH THE PLAT RECORDED IN PLAT BOOK 59, AT PAGE 134, IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE; THENCE S89°50'02"W, ALONG THE SOUTH LINE OF SAID LOT 43, A DISTANCE OF 102.50 FEET, THENCE NORTHWESTERLY 39.27 FEET, ALONG THE SOUTHWESTERLY LINE AND AN ARC OF A 25.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, WHOSE 35.36 FOOT CHORD BEARS N44°50'02"W; THENCE N00°09'58"E, ALONG THE WEST LINE OF SAID LOT 43, A DISTANCE OF 21.91 FEET; THENCE NORTHEASTERLY 11.16 FEET, ALONG THE WEST LINE AND AN ARC OF A 55.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, WHOSE 11.06 FOOT CHORD BEARS N12°57'03"E TO ITS INTERSECTION WITH THE WESTERLY EXTENSION OF THE COMMON PARTY WALL CENTERLINE OF THE DUPLEX UNIT CONSTRUCTED ON SAID LOT 43; THENCE S89°47'36"E, ALONG SAID WESTERLY EXTENSION, THE COMMON PARTY WALL CENTERLINE AND ITS EASTERLY EXTENSION THEREOF, 125.05 FEET, TO ITS INTERSECTION WITH THE EAST LINE OF SAID LOT 43; THENCE S00°09'58"W, ALONG THE EAST LINE OF SAID LOT 43, A DISTANCE OF 57.61 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.17 ACRE (7,208 SQ. FT.), AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



-PREPARED BY AND RETURN TO: MMS CONSULTANTS, INC. 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319)351-8282

PROPRIETOR: ADVANTAGE CUSTOM BUILDERS
SURVEY REQUESTED BY: CHAD KEUNE
DATE OF SURVEY: APRIL 1, 2016

WEST VILLAGE - PART THREE
IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 59 AT PAGE 134 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE



POINT OF BEGINNING
UNIT A (NORTHEAST
CORNER, LOT 43)

FOUND PINS ARE
5/8" Ø REBAR WITH
YELLOW PLASTIC CAP
NO 8165 UNLESS
NOTED OTHERWISE.

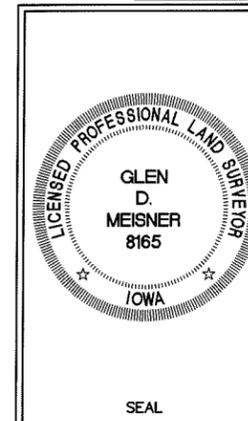
POINT OF BEGINNING
UNIT B (SOUTHEAST
CORNER, LOT 43)

LEGEND AND NOTES

- ▲ CONGRESSIONAL CORNER, FOUND
- △ CONGRESSIONAL CORNER, REESTABLISHED
- CONGRESSIONAL CORNER, RECORDED LOCATION
- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
- ⊗ CUT "X"
- PROPERTY &/or BOUNDARY LINES
- - - CONGRESSIONAL SECTION LINES
- - - RIGHT-OF-WAY LINES
- - - CENTER LINES
- - - LOT LINES, INTERNAL
- - - LOT LINES, PLATTED OR BY DEED
- - - EASEMENT LINES, WIDTH & PURPOSE NOTED
- - - EXISTING EASEMENT LINES, PURPOSE NOTED
- (R) RECORDED DIMENSIONS
- (M) MEASURED DIMENSIONS
- C22-1 CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

CURVE SEGMENT TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	36°05'30"	55.00'	34.65'	17.92'	34.08'	N28°41'15"E
C2	20°59'52"	25.00'	9.16'	4.63'	9.11'	N36°14'05"E
C3	25°34'11"	25.00'	11.16'	5.67'	11.06'	N12°57'03"E
C4	90°00'00"	25.00'	39.27'	25.00'	35.36'	N44°50'02"W



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

GLEN D. MEISNER, L.S. Iowa Lic. No. 8165

My license renewal date is December 31, 20__.

Pages or sheets covered by this seal:

PLAT OF SURVEY (ZERO LOT LINE)

Lot 43, West Village-
Part Three, A Por. of the

SE1/4-SW 1/4 of Sec 11-T80N
-R7W of the 5th P.M., North
Liberty, Johnson County, Iowa

MMS CONSULTANTS, INC.

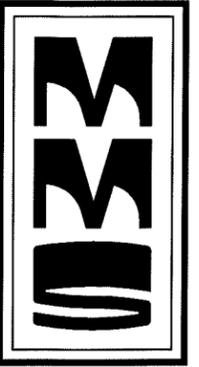
Date: 4/22/16

Designed by: GDM Field Book No: 1135

Drawn by: DAM Scale: 1"=40'

Checked by: GDM Sheet No: 1

Project No: IC 6992-185 of: 1



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

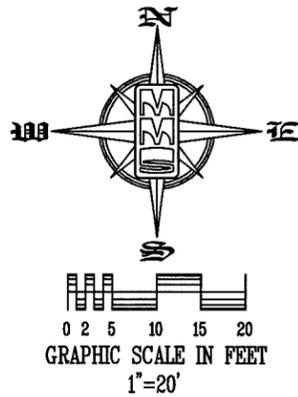
1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282

www.mmsconsultants.net

Date	Revision

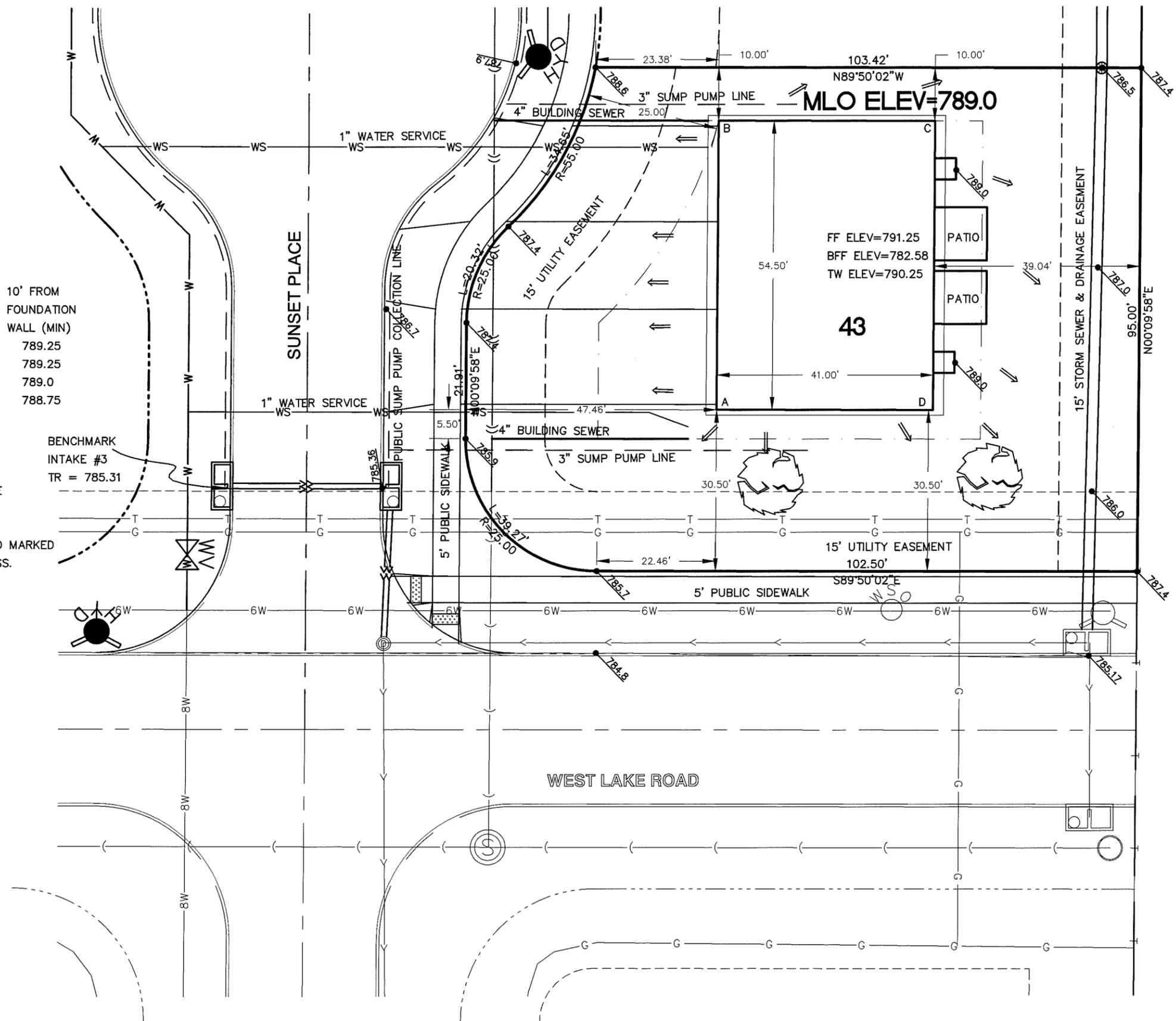
WEST VILLAGE PART 1

IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 54 AT PAGE 156 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE



BUILDING CORNER	TOP FOUNDATION WALL	GRADE AT FOUNDATION WALL (MIN)	10' FROM FOUNDATION WALL (MIN)
A	790.25	789.75	789.25
B	790.25	789.75	789.25
C	790.25	789.5	789.0
D	790.25	789.25	788.75

APPLICANT: ADVANTAGE CUSTOM BUILDERS
 LEGAL: LOT 43, WEST VILLAGE PART THREE
 ADDRESS: 300-302 SUNSET DRIVE
 ZONING: RD-10, F=25', S=10', R=30'
 ALL PROPERTY PINS SHALL BE VISIBLE AND MARKED DURING THE ENTIRE CONSTRUCTION PROCESS.



CIVIL ENGINEERS
 LAND PLANNERS
 LAND SURVEYORS
 LANDSCAPE ARCHITECTS
 ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
 IOWA CITY, IOWA 52240
 (319) 351-8282

www.mmsconsultants.net

5761 C ST. SW SUITE D
 CEDAR RAPIDS, IOWA 52404
 (319) 841-5188

Date	Revision

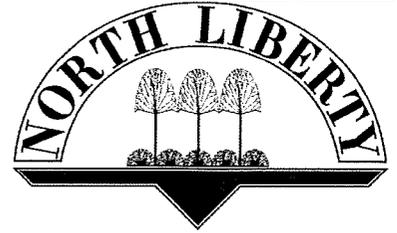
SITE PLAN LOT 43

WEST VILLAGE
 PART THREE
 NORTH LIBERTY
 JOHNSON COUNTY
 IOWA

MMS CONSULTANTS, INC.

Date:	2/15/16
Designed by:	DAM
Field Book No:	
Drawn by:	jrk
Scale:	1"=20'
Checked by:	DAM
Sheet No:	
Project No:	IC 6992-185
of:	1

APPLICATION FOR NORTH LIBERTY ZONING ORDINANCE VARIANCE



Please print or type the following information. Use additional sheets, if necessary. Owner/agent must submit an accurate scaled plot plan indicating the request.

Property owner's name: Advantage Rentals LLC

Property owner's address & phone: 740 Liberty Way #1, North Liberty, IA 52317, 319-665-2997

Owner's agent name & phone (if applicable): Duane Musser, MMS Consultants, Inc., 319-351-8282

Property legal description (lot, block, subdivision): Lot 43 West Village Part 3, North Liberty

Property current zoning and current use: RD-10 Residential Duplex

Variance request:

Please thoroughly read and complete the second page of this form, and be sure to include it in your submission. It outlines the criteria the City of North Liberty uses in reviewing and acting on variance requests.

Signature of owner: Advantage Rentals LLC. / Chad Keune/Manager

This section for staff use only.

Application received by: _____ Date: _____

Date and time of Board of Adjustment meeting: _____

Board of Adjustment action: _____

Request granted. Conditions of approval: _____

Request denied. Reasons for denial: _____

Chairperson, Board of Adjustment

Attest: _____

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PLAT OF SURVEY (ZERO LOT LINE) NORTH LIBERTY, JOHNSON COUNTY, IOWA

LEGAL DESCRIPTION

A PORTION OF LOT 39, WEST VILLAGE - PART THREE, LOCATED IN THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 80 NORTH, RANGE 7 WEST OF THE 5TH P.M., NORTH LIBERTY, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

UNIT A

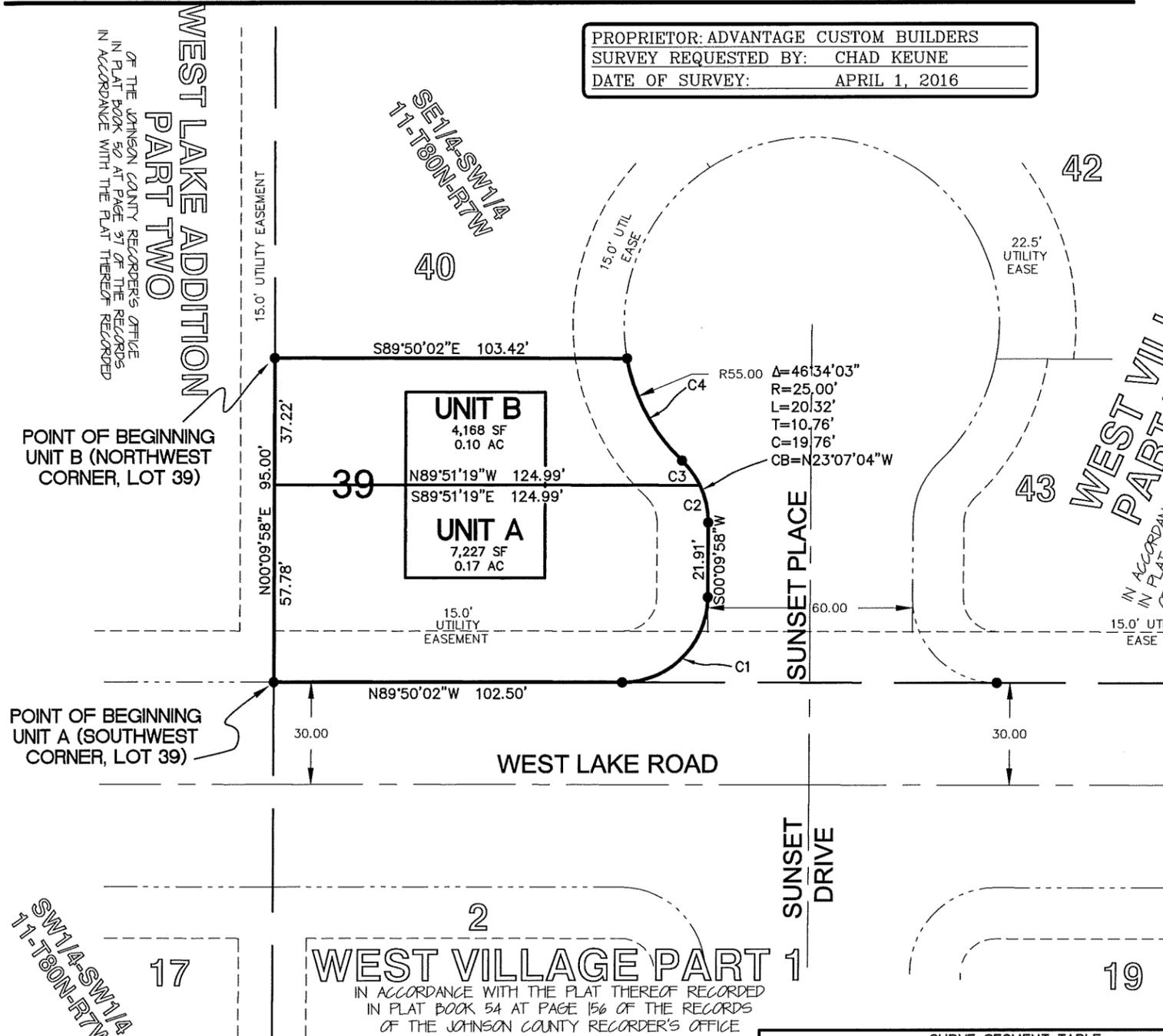
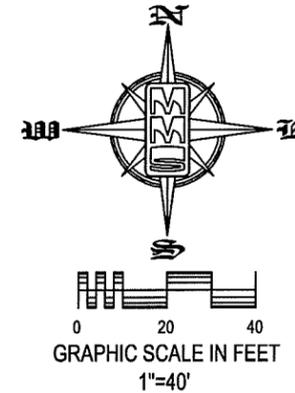
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UNIT B

BEGINNING AT THE NORTHWEST CORNER OF LOT 39, WEST VILLAGE - PART THREE, NORTH LIBERTY, JOHNSON COUNTY, IOWA, IN ACCORDANCE WITH THE PLAT RECORDED IN PLAT BOOK 59, AT PAGE 134, IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE; THENCE S89°50'02"E, ALONG THE NORTH LINE OF SAID LOT 39, A DISTANCE OF 103.42 FEET, TO THE NORTHEAST CORNER OF SAID LOT 39; THENCE SOUTHEASTERLY 34.65 FEET, ALONG THE EASTERLY LINE OF SAID LOT 39 AND AN ARC OF A 55.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY WHOSE 34.08 FOOT CHORD BEARS S28°21'20"E; THENCE SOUTHWESTERLY 9.01 FEET, ALONG THE EASTERLY LINE OF SAID LOT 39 AND AN ARC OF A 25.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY WHOSE 8.96 FOOT CHORD BEARS S36°04'28"E, TO ITS INTERSECTION WITH THE EASTERLY EXTENSION OF THE COMMON PARTY WALL CENTERLINE OF THE DUPLEX UNIT CONSTRUCTED ON SAID LOT 39; THENCE N89°51'19"W, ALONG SAID EASTERLY EXTENSION, THE COMMON PARTY WALL CENTERLINE AND ITS WESTERLY EXTENSION THEREOF, 124.99 FEET, TO ITS INTERSECTION WITH THE WEST LINE OF SAID LOT 39; THENCE N00°09'58"E, ALONG SAID WEST LINE, 37.22 FEET TO THE POINT OF BEGINNING, CONTAINING 0.10 ACRE (4,168 SQ. FT.), AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

-PREPARED BY AND RETURN TO: MMS CONSULTANTS, INC. 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319)351-8282

PROPRIETOR: ADVANTAGE CUSTOM BUILDERS
SURVEY REQUESTED BY: CHAD KEUNE
DATE OF SURVEY: APRIL 1, 2016



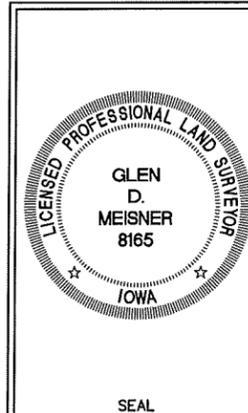
LEGEND AND NOTES

	- CONGRESSIONAL CORNER, FOUND
	- CONGRESSIONAL CORNER, REESTABLISHED
	- CONGRESSIONAL CORNER, RECORDED LOCATION
	- PROPERTY CORNER(S), FOUND (as noted)
	- PROPERTY CORNERS SET
	(5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
	- CUT "X"
	- PROPERTY &/or BOUNDARY LINES
	- CONGRESSIONAL SECTION LINES
	- RIGHT-OF-WAY LINES
	- CENTER LINES
	- LOT LINES, INTERNAL
	- LOT LINES, PLATTED OR BY DEED
	- EASEMENT LINES, WIDTH & PURPOSE NOTED
	- EXISTING EASEMENT LINES, PURPOSE NOTED
	- RECORDED DIMENSIONS
	- MEASURED DIMENSIONS
	- CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

FOUND PINS ARE 5/8" Ø REBAR WITH YELLOW PLASTIC CAP No 8165 UNLESS NOTED OTHERWISE.

CURVE SEGMENT TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	90°00'00"	25.00'	39.27'	25.00'	35.36'	S45°09'58"W
C2	25°54'49"	25.00'	11.31'	5.75'	11.21'	S12°47'27"E
C3	20°39'14"	25.00'	9.01'	4.56'	8.96'	S36°04'28"E
C4	36°05'30"	55.00'	34.65'	17.92'	34.08'	S28°21'20"E

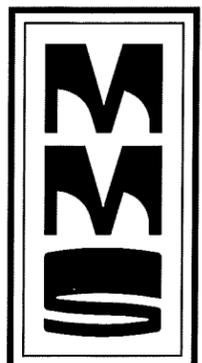


I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

20____
GLEN D. MEISNER, L.S. Iowa Lic. No. 8165

My license renewal date is December 31, 20____.

Pages or sheets covered by this seal: _____



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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IOWA CITY, IOWA 52240
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www.mmsconsultants.net

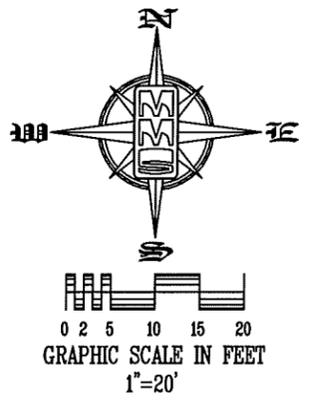
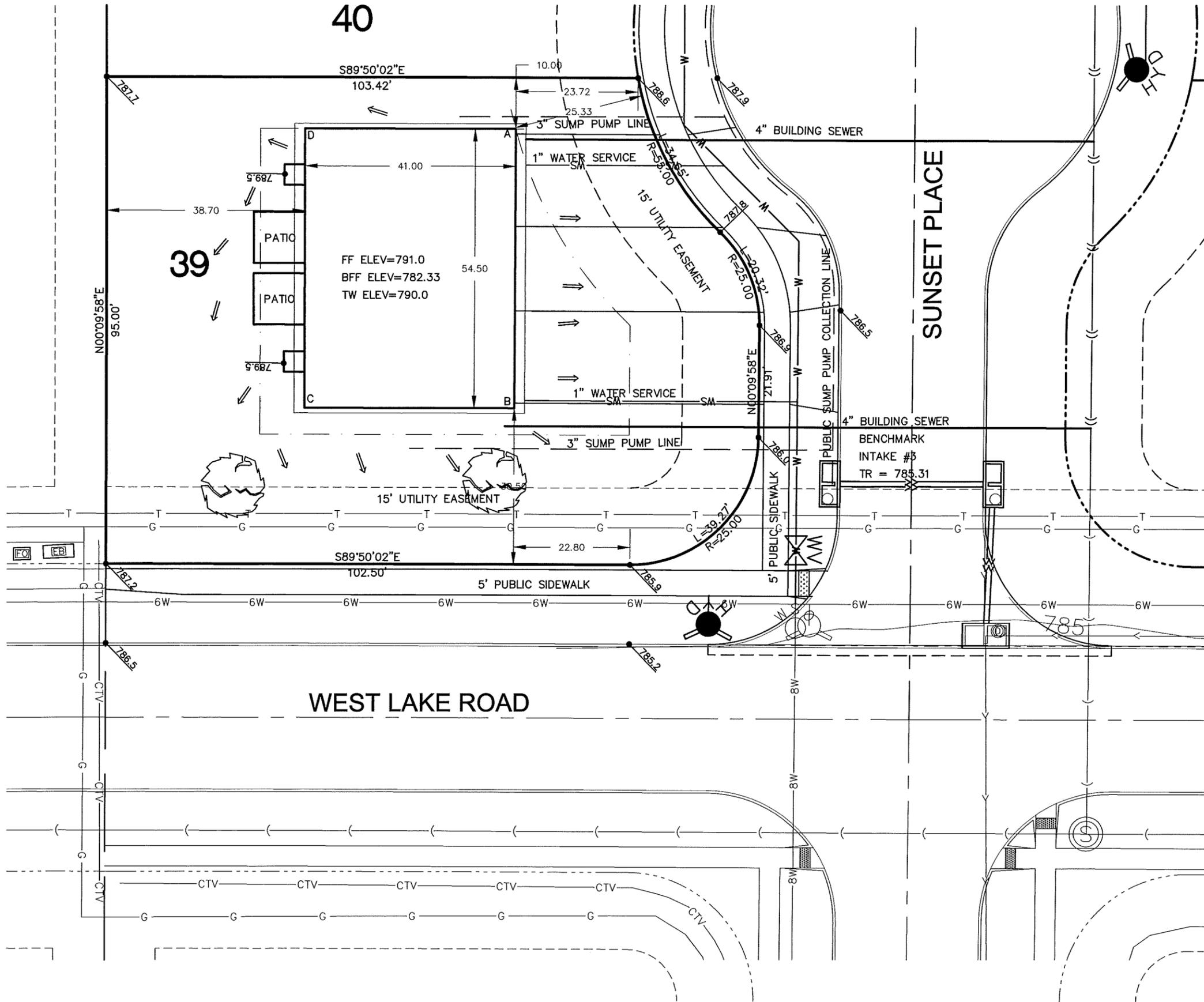
Date	Revision

PLAT OF SURVEY (ZERO LOT LINE)

Lot 39, West Village-
Part Three, A Por. of the
SE 1/4-SW 1/4 Sec 11-T80N
-R7W of the 5th P.M North
Liberty, Johnson County, Iowa

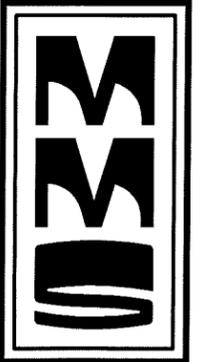
MMS CONSULTANTS, INC.

Date: 4/22/16	
Designed by: GDM	Field Book No: 1135
Drawn by: DAM	Scale: 1"=40'
Checked by: GDM	Sheet No: 1
Project No: IC 6992-181	of: 1



BUILDING CORNER	FOUNDATION WALL	FOUNDATION WALL (MIN)	GRADE AT 10' FROM FOUNDATION WALL (MIN)
A	790.0	789.5	789.0
B	790.0	789.5	789.0
C	790.0	788.75	788.25
D	790.0	789.5	789.0

APPLICANT: ADVANTAGE CUSTOM BUILDERS
 LEGAL: LOT 39, WEST VILLAGE PART THREE
 ADDRESS: 305-307 SUNSET DRIVE
 ZONING: RD-10, F=25', S=10', R=30'
 ALL PROPERTY PINS SHALL BE VISIBLE AND MARKED DURING THE ENTIRE CONSTRUCTION PROCESS.



CIVIL ENGINEERS
 LAND PLANNERS
 LAND SURVEYORS
 LANDSCAPE ARCHITECTS
 ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
 IOWA CITY, IOWA 52240
 (319) 351-8282
www.mmsconsultants.net
 5761 C ST. SW SUITE D
 CEDAR RAPIDS, IOWA 52404
 (319) 841-5188

Date	Revision

SITE PLAN LOT 39

WEST VILLAGE PART THREE
 NORTH LIBERTY
 JOHNSON COUNTY
 IOWA

MMS CONSULTANTS, INC.

Date:	2/15/16
Designed by:	Field Book No:
DAM	
Drawn by:	Scale:
jrk	1"=20'
Checked by:	Sheet No:
DAM	1
Project No:	of:
IC 6992-181	1

Dean Wheatley

From: Duane Musser <D.musser@mmsconsultants.net>
Sent: Wednesday, September 14, 2016 8:05 AM
To: Tom Palmer; Dean Wheatley; Chad Keune
Subject: Lot 39 & 43 West Village
Attachments: 6992181Y2 Model (1).pdf; 6992185y Model (1).pdf

Tom – I just wanted to confirm that the duplex was slide as far north as possible to maintain the required 20 foot distance from the end of the return on the city street to the new curb cut for the proposed driveway. Please see attached pdf files.

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MMS Consultants, Inc.
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Duane A. Musser

Partner – Landscape Architect

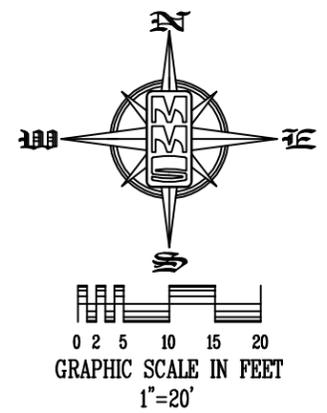
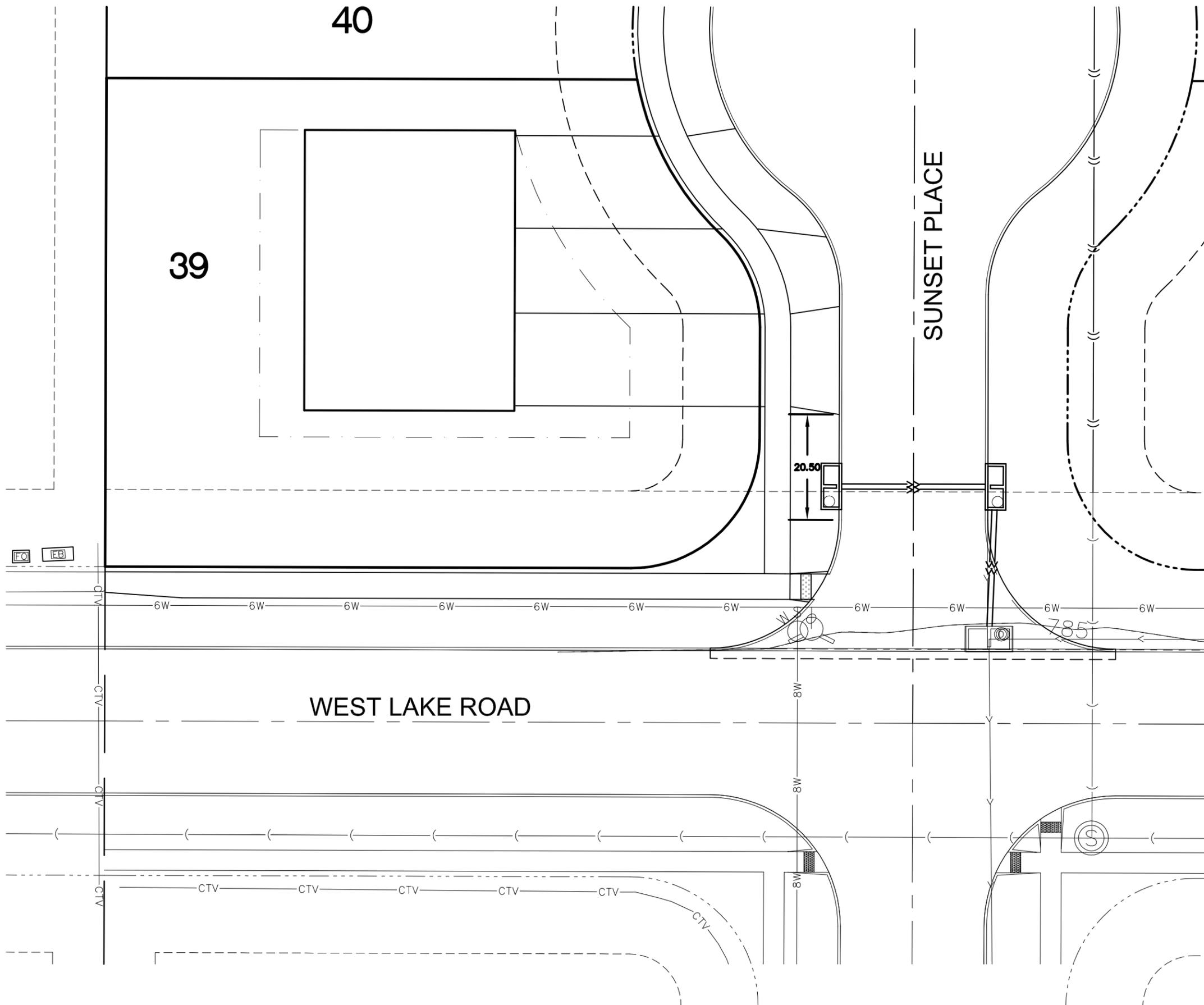
Office: (319) 351-8282

Mobile: (319) 631-2701

d.musser@mmsconsultants.net

www.mmsconsultants.net

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1917 S. GILBERT ST.
 IOWA CITY, IOWA 52240
 (319) 351-8282

www.mmsconsultants.net

5761 C ST. SW SUITE D
 CEDAR RAPIDS, IOWA 52404
 (319) 841-5188

Date	Revision

SWPPP LOT 39

WEST VILLAGE
 PART THREE
 NORTH LIBERTY
 JOHNSON COUNTY
 IOWA

MMS CONSULTANTS, INC.

Date: 01/05/16

Designed by: DAM Field Book No:

Drawn by: jrk Scale: 1"=20'

Checked by: DAM Sheet No: 1

Project No: IC 6992-181 of: 1



**NORTH LIBERTY BOARD OF ADJUSTMENT
MEETING MINUTES
August 17, 2016, 6:30 PM**

Roll Call: The meeting was called to order by Vice-Chair Reed at 6:30 p.m. Board of Adjustment members present were: Kouri, Ruttum, Reed, Erenberger. Carter was absent.

Others present: Dan Wilkerson, Vito's restaurant.

Election of Officers. In order to expedite the business meeting, Kouri moved to delay this item to the end of the meeting. Ruttum seconded the motion, which passed unanimously.

Public comment on items not on the agenda: None.

Conditional Use: Request of Vito's Restaurant for a conditional use to allow outside eating and drinking at 1295 Jordan Street, generally located the northwest corner of Jordan Street and Ashley Court east of Highway 965. (Legal: Lot 3, Corridor Commercial Part 1)

Staff reported on the case details, and noted that the Planning Commission has recommended approval with a number of standard conditions for outside eating. Ruttum moved for approval, and Erenberger seconded the motion, which was approved unanimously.

Election of Officers for FY2017. After discussion, Ruttum nominated Reed to serve as Board Chair. Kouri seconded the motion, which passed unanimously. Erenberger nominated Ruttum to serve as Board Vice-Chair. Kouri seconded the motion, which passed unanimously.

Old Business: None.

New Business: None.

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

Dean Wheatley, Planning Director