

**CITY OF PELLA, IOWA  
BOARD OF ADJUSTMENT MINUTES  
AUGUST 21, 2023**

**CALL TO ORDER BY THE CHAIRPERSON AND ROLL CALL**

Chairperson Westra called the Board of Adjustment to order at 6:00 p.m. in the Public Safety Complex. Members present were: Kristi Kious, Susan Reiter, Lyle Vander Meiden, Mike Vander Wert, and Corey Westra; absent: Vince Nossaman and Jaci Nunnikhoven. Staff present: Zoning Analyst Jared Parker and the Deputy City Clerk. Four members of the public attended the meeting.

**CHAIRPERSON’S COMMENTS**

**Approval of the Tentative Agenda**

**Motion** by Reiter, second by Kious to approve the tentative agenda. Motion carried 5-0.

**APPROVAL OF MINUTES**

**Motion** by Vander Meiden, second by Reiter to approve the minutes from July 17, 2023. Motion carried 5-0.

**PUBLIC HEARINGS**

**Consider a Minor Modification Request from Harlan Malsom to Construct a Garage Addition Within the Rear Yard Setbacks of 404 Spruce Dr.**

Harlan Malsom submitted a minor modification application to reduce the minimum setback of the rear yard of the property located at 404 Spruce Dr. to build an addition to the garage. The subject property is located within the Medium-Density Single-Family Residential (R1B) zoning district. This request would reduce the minimum north rear yard setback of the R1B zone to approximately 14 feet, which is the distance of the existing northern portion of the building from the property line.

Staff believes the requested minor modification will not have a negative impact on the subject property or neighboring properties and will not increase the amount of people or vehicles within the neighborhood. Staff also believes the proposal would expand the owner’s use of the property while still complying with City Code. Staff did not receive any objections to the minor modification. For these reasons, staff believes the minor modification request should be granted and, therefore, recommended approval of the proposal.

Convened **Public Hearing** on the minor modification request. No written comments were received.

The applicant, Harlan Malsom, was present to speak in favor of the variance and to answer questions from the Board.

A neighbor to Malsom, Char Arrington, was present to express her concerns with the proposed setbacks for the addition and how close it would be located to her garage. She also expressed concern about the accuracy of the property lines as shown on the Beacon website. Malsom explained that there would be approximately 17 feet between his proposed addition and Arrington's garage.

**Motion** by Kious, second by Reiter to close the **Public Hearing** as no further comments were received. Motion carried 5-0.

**Motion** by Reiter, second by Kious to approve the minor modification request as submitted. Motion carried 5-0.

### **OTHER BUSINESS / WORK SESSION**

#### **Next Meeting Date**

The next meeting is scheduled for September 18, 2023.

#### **Other**

Vander Meiden mentioned that it will be important that Nossaman's replacement on the Board is found so that, once he moves and is ineligible to serve as a Marion County extraterritorial representative, his vacancy is filled quickly. He also said that he had previously asked that a review be done of the parking issues downtown. He would like to see that continue. Additionally, he said that he had previously requested that the City Council look at updating City Code in regard to the permitted sizes of recreational vehicles and boats, as many of those that are typically sold in today's market exceed eight feet in height and 25 feet in length. He would like an update from staff on where this item is in that process.

Adjourned at 6:23 p.m.