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BOARD OF ADJUSTMENT MINUTES  
10:00 A.M. TUESDAY, APRIL 11, 2017

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The Board of Adjustment met in regular session at Nevada City Hall, Council Chambers, 1209 6<sup>th</sup> Street, Nevada, Iowa. The agenda was posted on the official bulletin board on April 11, 2017 in compliance with the open-meeting law.

Chair Sharon Johnson presided and the meeting convened at 10:00 a.m. on Tuesday, April 11, 2017. The roll was called indicating that the following named board members were present and absent. Present: Greg Madsen, Dianna Haley, Sharon Johnson and Fred Samuelson. Absent: Adam Egeland

Others attending were as follows: Shawn Cole, Kerin Wright and Steve Shill.

Motion by Greg Madsen, seconded by Dianna Haley, to *approve the agenda* as posted. The roll being called the members voted as follows. Ayes: Madsen, Haley, Johnson, Samuelson. Nays: None. Chair Johnson declared the motion carried.

Motion by Greg Madsen, seconded by Fred Samuelson, to *approve the minutes of the September 13, 2016* meeting as presented. The roll being called, the members voted as follows: Ayes: Madsen, Samuelson, Haley, Johnson. Nays: None. Whereupon Chair Johnson declared the motion carried.

Request for variance by Steve & Malyanda Shill to construct a commercial building at 1218 Lincolnway with 5 foot street and interior side yard setbacks and 10 foot rear yard setback; required setbacks are 25 foot for street, 10 foot interior, and 30 foot rear.

1. Public Hearing was opened at 10:00 a.m. to the public as published in the March 30, 2017, Nevada Journal.

After due consideration and discussion, Dianna Haley introduced and moved the adoption of Resolution No. 02 (2016/2017): **A RESOLUTION APPROVING A VARIANCE TO THE ZONING CODE ALLOWING A REDUCTION IN THE REQUIRED TWENTY-FIVE FOOT SETBACK FOR STREET AND TEN FOOT SETBACK FOR SIDE TO STREET AND SIDE YARD SETBACKS OF FIVE FOOT (5') AND REDUCE REQUIRED THIRTY FOOT (30') SETBACK FOR REAR TO TEN FOOT (10') REAR YARD TO STEVE & MALYANDA SHILL TO ALLOW FOR THE CONSTRUCTION OF A COMMERCIAL BUILDING AT 1218 LINCOLNWAY, NEVADA, IOWA**, which embodied the Board's decision.

Motion by Dianna Haley, seconded by Greg Madsen. The roll being called, the members voted as follows. Ayes: Haley, Madsen, Samuelson, Johnson. Nays: None. Chair Johnson declared the motion carried. She signed her approval to the resolution.

There being no further business to come before the meeting it was moved by Greg Madsen seconded by Dianna Haley to adjourn the meeting. Following voice vote, Chair Johnson declared the motion carried and at 10:25 a.m. adjourned the meeting.

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Sharon Johnson, Chair

ATTEST:

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Kerin Wright, Secretary