

January 25, 2023

Proceedings of the Zoning Commission of University Heights, Iowa, held by electronic means pursuant to Iowa code section 21.8 due to the COVID-19 pandemic, subject to approval by the Commission at a subsequent meeting.

Zoning Commission Meeting

City Clerk Haverkamp called the January 25, 2023 Zoning Commission of the University Heights to order at 7:01 p.m.

Present: Pete Damiano, Alice Haugen, Mary Panther, Jay Speckeen, Pat Yeggy. Staff present: City Attorney Steve Ballard, City Clerk Mike Haverkamp, Building Inspector Terry Goerd.

Clerk Haverkamp asked for nominations for Chair position. Alice Haugen nominated Pete Damiano. Pat Yeggy seconded the nomination. No other names were suggested for chair. On a voice vote Damiano was selected Chair.

Attorney Ballard thanked the commission for their attendance, and outlined the scope of what the Council would like the Zoning Commission to consider and report back to the Council. Ballard outlined the responsibilities of the Zoning Commission, Board of Adjustment, and City Council.

Ballard shared images of 3 variance requests received by the Board of Adjustment in the past year, two of which dealt with garages/accessory structures and two which dealt with how to count when a structure enters the rear setback of a yard. He outlined several ideas that the commission could consider:

Garages

- Height
- Entering into setback
- Uses: tailgating, bathrooms, mother-in-law apartment, etc.

He also shared other recent examples of issues faced by Board of Adjustment, including other garage size issues, patios, and ways citizens are creatively building structures that while not violating City Ordinance strictly, may skirt the intent of the ordinance.

Chair Pete Damiano asked to clarify the issues facing the Commission. Those were summarized as:

1. In the building ordinance, when garage is in a rear setback, do you consider the entire size of garage or only the portion of the structure in the rear setback?
2. What are permitted uses of accessory structures/garages? Should the City make restrictions regarding tailgating, or habitable space?
3. What about commercial activities on game days?
4. Height restrictions? Should those be looked at?
5. Uses of yards and setbacks.

Council members had preliminary discussions regarding these and had questions for Attorney Ballard and Building Inspector Goerd.

Commission made plans to meet on February 20, 2023.

Meeting was adjourned at 8:40 p.m.

Attest: Michael Haverkamp, City Clerk

Approved: Louise A. From, Mayor