

Board of Adjustment Minutes
November 8, 2021

The Board of Adjustment met on Monday, November 8, 2021 at 5:00 p.m. at Glenwood City Hall. Board chair Carol Vinton called the meeting to order with the following present; Board Members: Joe George, Jonathan Abrams & Linda Goos; City Clerk Farnan, Guests: Ed Bogard, Cory Leick & Matt Gray

Motion-Goos/2nd-Abrams to approve Agenda; roll call: Ayes - 4 Nays - 0, motion carried

Motion-George/2nd-Goos to approve minutes of last meeting; roll call: Ayes - 4 Nays - 0, motion carried

Motion-Vinton/2nd-Abrams to Adjourn at 5:12 p.m.; roll call: Ayes - 4 Nays - 0, meeting adjourned

Clerk Farnan gave a staff report stating Cory Leick is asking for a variance in regards to the City's off-street parking ordinance. After researching surrounding communities, it was determined that many of them only required 1.5 spaces per unit for multifamily units.

Leick stated they had done a lot of research over the last year & half, and found there is a need for 2-3 bedroom apartments in Glenwood. They have been awarded a CDBG grant which requires a large amount of greenspace & 2" water run off. The industry standard around SW Iowa is 1.5 parking spaces per unit for multifamily units. He noted that most apartment complexes are 70% full throughout the day, due to different schedules of the tenants, and that occupancy rate is around 95%.

Motion-Abrams/2nd-Goos to open public hearing for variance request for Burr Oak Place, LLC at 5:08; roll call: Ayes - 4 Nays - 0; motion carried


No verbal or written objects were received.


Discussed industry standards, surrounding towns are closer to 1.5 spaces.

Motion-George/2nd-Goos to close public hearing at 5:12 p.m.; roll call: Ayes - 4 Nays - 0; motion carried

Motion-George/2nd-Abrams to approve variance request for 1.5 spaces per unit for Burr Oak Place, LLC project at 300 N. Grove S; roll call: Ayes - 4 Nays - 0; motion carried

Motion-Goos/2nd-George to Adjourn at 5:15 p.m.; roll call: Ayes - 4 Nays - 0; meeting adjourned


Carol Vinton, Chair
11/13/21


Amber Farnan, Clerk