

MINUTES – BOARD OF ADJUSTMENT MEETING - June 3rd, 2014

The Board of Adjustment met June 3rd, 2014 in the Clear Lake City Hall Council Chambers at 5:32 p.m. Present were Board Members Grandon, Muth, Robinson and Swanson. Sissel was absent.

Chairman Muth called the meeting to order and asked for approval of the Agenda. Mike Grandon moved for approval and it was second by Robert Swanson. The Minutes were approved. Swanson made the motion and it was second by Robinson.

Chairman Muth read the appeal of Heartland Bible Chapel to use an existing building at 2200 N 24th Street as a church (religious institution), which may be permitted by Conditional Use, granted by the Board of Adjustment under Section 165. 3-C.

Elders Larry Day and Mark Shepp, explained that they have purchased the property at 2200 N 24th Street. It was originally used as a church and later as a Christian School. It was also used for storage and became available for purchase last fall. They need the Conditional Use permit to use the structure on the property as a church. Day reported that he has talked to neighbors in a two block area and have not received a single negative comment about their plans. John Marino added that it is a very nice building and will need very little remodeling. Chairman Muth asked why a decision was needed by the Board of Adjustment on this issue. John Marino replied that some neighbors have bought property in the area since it was last used as a church. The Conditional Use is necessary now so no one can come back later and contest the original ruling.

Day was asked if the structure would ever be used as a school. He replied no. Robinson mentioned that the motion should include the fact that the building not be used as a school. Muth added that if there is a change in the building, it should come back to the Board of Adjustment. Robinson asked if the Conditional Use is for the property or just for the building. Marino replied that it is just for the building.

Robinson made a motion that the Board of Adjustment approve the Conditional Use for a building that will be used for a church and if anything else is added to the building, it must come before the Board of Adjustment. Mike Grandon second the motion.

Roll Call: Gail Robinson, Yes. Robert Swanson, Yes. Mike Grandon, Yes and Fred Muth, Yes. All Ayes. Motion Passed. Muth adjourned the meeting at 5:46.