

CITY OF ENTERPRISE BOARD OF ADJUSTMENT MEETING –May 13, 2020

The Enterprise Zoning Board of Adjustment met on Wednesday, May 13, 2020, at 4:30 p.m. in the Council Chambers of City Hall with the following members:

Present: Anne Bridgette – Chairperson
Joddy James
Steve Nagy
Gwen Gilley
Becky Hancock-Supernumerary

Absent: Jacque Hawkins
Sue Neuwien

Also Present: Staci Hayes- Secretary/Recorder
Rainer Cotter – City Attorney
Celeste Davis- Administrative Assistant

REVIEW OF MINUTES- April 9, 2020

A copy of the minutes from April 9, 2020 meeting was provided to each member of the Board of Adjustment. Being there were no corrections, additions, or deletions, Ms. Gilley made a motion to approve the minutes; Mr. Nagy made the second. The vote being all ayes, motion carried.

OLD BUSINESS

CHURCH ON BOLL WEEVIL CIRCLE-VARIANCE- 2017 BOLL WEEVIL CIRCLE.

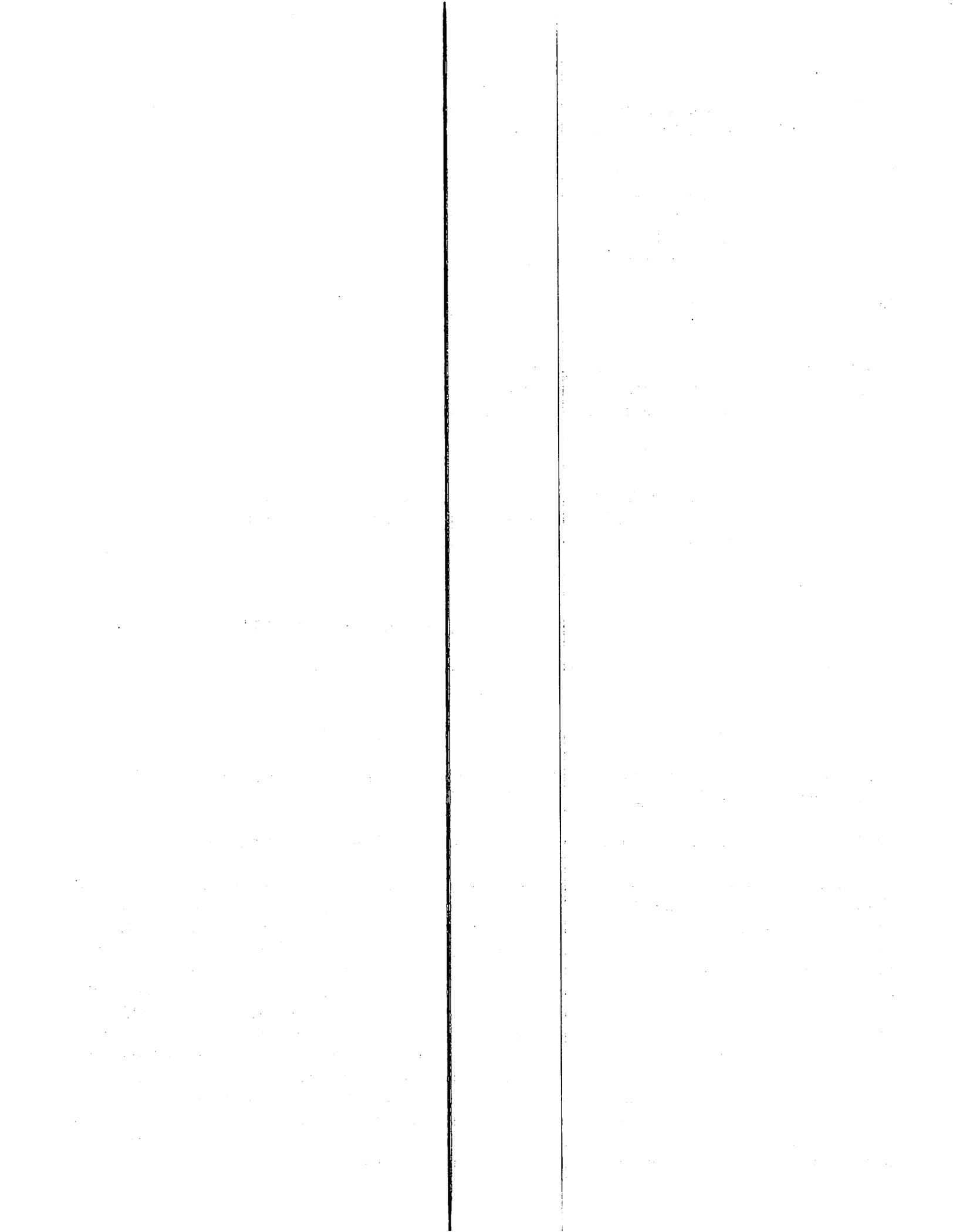
Ms. Bridgette entertained a motion to remove the request from the table. Mr. James made a motion to move the request. Ms. Gilley made the second. The votes being all ayes, motion carried.

Ms. Bridgette introduced a request for a variance for two modular buildings located at 2017 Boll Weevil Circle.

Mr. Logsdon stated the church is asking to extend the term of use for the modular buildings. He stated the church is in the process of building a permanent facility at the location

Ms. Bridgette asked Mr. Cotter to come forward and explain the detail of what she is referring to.

Mr. Cotter stated the application for variance has since been amended to request a special exception. He stated himself and Ms. Hayes met with Mayor Cooper, Mr. Logsdon, and Dr. Granger after having reviewed past requests similar to the current. He stated this situation does not fit neatly within our zoning ordinance. He stated the board has told the church in the past the arrangement to have the modular buildings on the property on a permanent basis is just not allowed. If the board approves special exception today the church is agreeing to locate the modular buildings behind the current facility that is being built. He stated no adjoining land owners have objected to the church keeping the buildings on the property. Mr. Cotter stated he thought it would be appropriate for the board to consider granting the special exception for the church for up to 5 years. That would be 5 years from February 2021 when the current exception expires. He stated the church understands this can not be a permanent arrangement and the matter is likely to not be considered again by the board or the city if the special exception is granted. He stated this is a unique situation because the church is not a commercial business. In the past the board has had commercial businesses make the same request and the board has frowned upon those requests. But by their very nature churches are different than businesses. He stated the church is going to move the buildings behind the new facility where they will not be seen from the road. Also, the area



the church is located is not like any other area on the circle. There isn't much on either side of the property. He stated the church has had various construction delays and has set them back for quiet a few years that is of no fault to the church. He stated the church is committed to building the permanent facility so they no longer need the modular buildings one day. Mr. Cotter stated after speaking with various city officials, the church, and studying the request he thinks it would be acceptable for the board to allow the special exception one last time.

Mr. Nagy stated the church had said they intended to put covers on the buildings to make them look like the facility being built. He asked if they still planned to do that. Mr. Logsdon said they did. Mr. Nagy asked if they planned to grade down the property so the church could be visible from the road because a church needs to be visible. Mr. Logsdon stated they can only grade it down so far because of the 8-inch gas line that feeds ConAgra and they will have to leave that in place until the adjoining property owner has to lower their end of the gas line. But they are going to lower it as much as they can to make it visible, but it can not be done until the modular buildings are moved.

Ms. Bridgette opened the floor for public comment.

Mr. James made a motion to approve the special exception for 5 years starting February 2021. Ms. Gilley made the second. The vote being all ayes, motion carried.

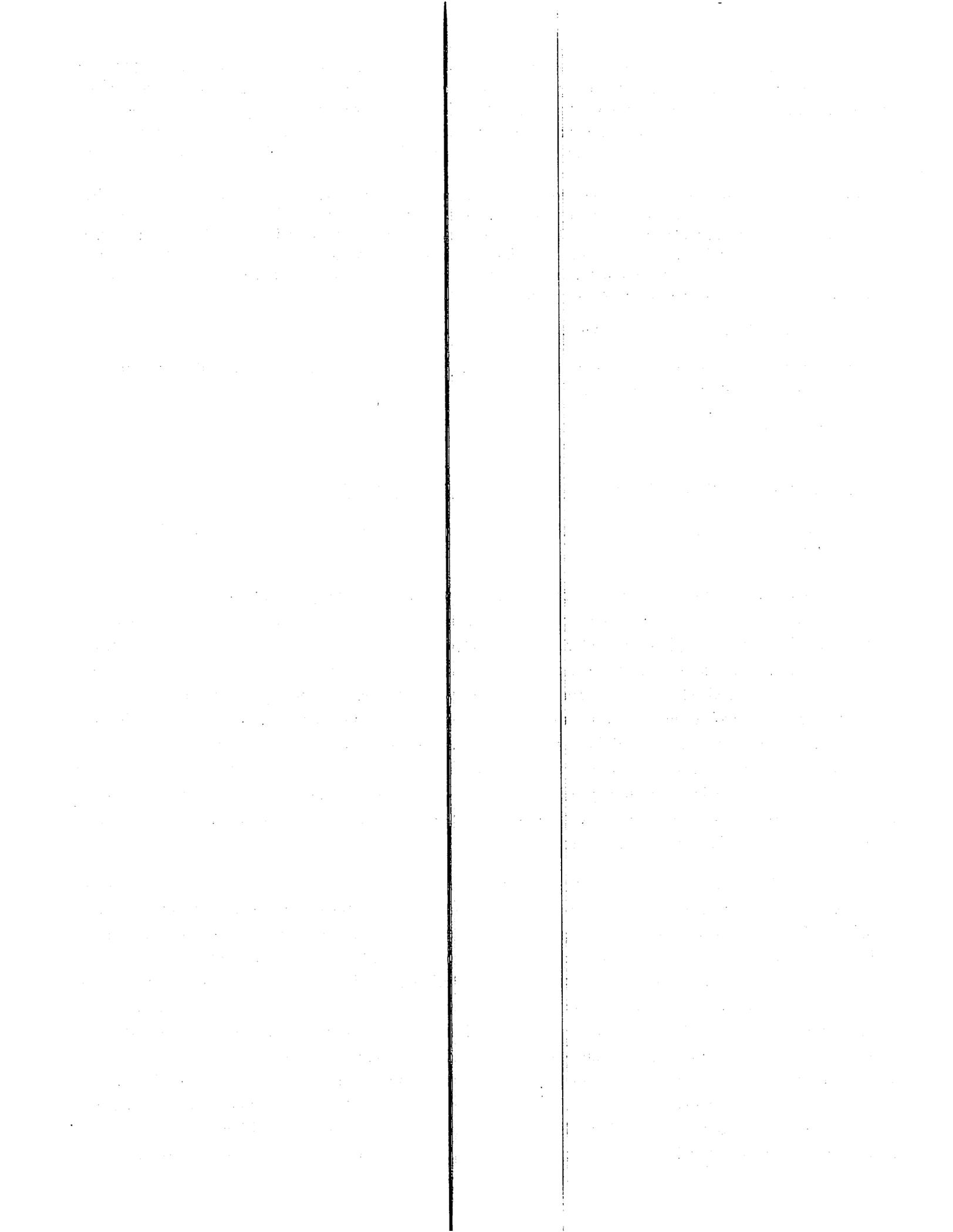
NEW BUSINESS

ALLEN R. OLSEN- CONDITIONAL USE- 1071 UNIT A GENEVA HIGHWAY

Ms. Bridgette introduced a request for a conditional use to operate a laundry service located at 1071 Unit A Geneva Highway.

Mr. Olsen stated he is going to retrofit the unit to install 12 washers and 12 dryers. He stated he is working with Southeast Gas to install on demand water heaters. He stated they will not have water storage tanks like older laundry mats have. They will have upgraded restrooms, change machines, and vending machines. He stated they see that as a benefit to the area because according to the proforma of his distributor the laundry that was within 5 miles has closed. There are no other laundry mats within 8 miles. According to the proforma the average distance a person wants to travel with their dirty laundry is no more than 10 minutes and they don't want to spend more than 45 minutes doing their laundry. He stated the machines they will have are an 18-minute wash and about a 12-minute dry and they are done. He stated a few doors down there is a Latino church and a lot of the members have stated they couldn't come to church on Sundays because they are having to do their laundry. Now that a laundry mat is coming in they can do their laundry and go to church. He stated they were going to kind of shine on that side of town.

Mr. James stated he had vending and cell phone repair on his application. Mr. Olsen stated yes, the vending is anything from the soap dispensers or a soda machine. He stated he has run a business called "I Crack Cellular Repair" for 7 years in the city. There may be times where he has to stay at the laundry mat longer than expected and he can work on the cell phones while he is there. Mr. James stated he has wash and fold service on his application and asked if there would be an attendant there during the entire time it is open. Mr. Olsen stated he put that on the application for future reference. He always wants to think of expansion. At that time there would be an attendant there. Initially it will not be attended at all times. He stated they are going to put a security system in. He will open most mornings and close at night. He stated he has a friend who is a disabled veteran who would enjoy that. Mr. James the reason he was concerned about having an attendant there all the time is because he grew up on that side of town and he is afraid it will get robbed or vandalized if they do not have a security system or an attendant there. Mr. Olsen stated the machines they will be installing should not hold much loose money. He stated they will be setup to take credit cards, as well as, using an app on your phone.



Ms. Hayes stated the use of the cellphone repair and vending is allowed in that area. The only portion of it that he needs permission for is the laundry service.

Mr. Nagy asked what the hours of operation would be. Mr. Olsen stated 6 a.m. to 9 p.m. and if the neighborhood works with them then he has no problem with going to 24 hours a day.

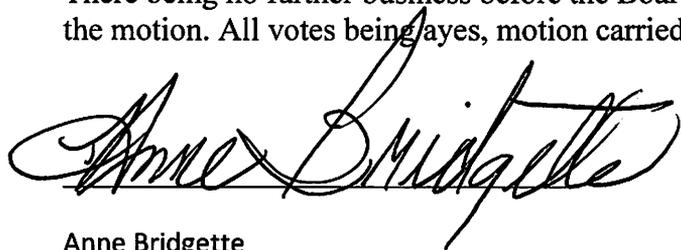
Ms. Bridgette asked Ms. Hayes if the cellphone repair and vending was allowed in that zone. Ms. Hayes stated yes it was. She also stated Mr. Olsen is aware that he will still have to come through the engineering office to obtain proper permitting and do what is required to open his business.

Ms. Bridgette opened the floor for public comment.

Mr. James made a motion to approve the request for a conditional use of 1071 Unit A Geneva Highway as a laundry service. Ms. Gilley made the second. The vote being all ayes, motion carried.

ADJOURNMENT:

There being no further business before the Board, Ms. Gilley made a motion to adjourn. Mr. James seconded the motion. All votes being ayes, motion carried.



Anne Bridgette
Chairperson



Staci Hayes
Secretary/Recorder

[Faint handwritten signature or scribble]