

MINUTES  
MARSHALLTOWN BOARD OF ADJUSTMENT  
JUNE 20, 2017

Call to order: 5:00 PM

**Members Present:** Kevin Hitchins, Chair, David Schulze, Kelli Thurston and Tammie Frederick

**Members Absent:** Bob Wenner

1. **Approval of Agenda –**

Motion to approve by Schulze, second by Thurston. Motion Carried 4-0.

2. **PUBLIC HEARING: Special Use Permit – 10 N 2<sup>nd</sup> Street – Evangelical Free Church.**

Pastor Bob Kosbau was present on behalf of Evangelical Free Church. Spohnheimer described the series of events that began with a rezoning request and converted into a Special use Permit request. The church is proposing a mixed use building with residential upstairs and church activities on the main level. The Board discussed the proposed activities and impact on the neighborhood. Hitchins recommended a limit of no more than 3 residential units be allowed in the building. Thurston questioned parking availability and traffic anticipated. The Board discussed restricting hours of operations to no later than 10:00 PM and limiting the allowable signage to one type of sign either on the wall or a monument sign not to exceed six (6) square feet in area.

**Motion by Schulze to approve the Special Use Permit requested as presented with the condition that the hours are limited to no later than 10 PM, that there be no more than three (3) residential units and that only one sign be permitted which shall not exceed six (6) square feet in area. Second by Thurston. Motion Carried 4-0.**

With no further business the Board adjourned.

Respectfully submitted,

Michelle Spohnheimer, Housing & Community Development Director