

**Board of Adjustment Minutes
October 12, 2009**

Bernard Umthum of Prairie Construction Co, Inc., outlined the site plan proposal, which includes two driveways along the east side of Industrial St. Mr. Umthum indicated the site plan reflects a similar configuration to that of Rada Manufacturing at 905 Industrial St. on the west side of the street. The current proposal reflects a similar configuration to the Rada loading bays and has taken into consideration the terrain of the property, the safe maneuvering of vehicles on the property and this proposal allows for future expansion, should the company decide to expand the building to the north or the east.

Mike Cherry, City Engineer, outlined the Waverly Municipal Design Standards section on driveway width and confirmed for the Members the standards are in place for safety and uniformity. Mr. Cherry specified for the Members the Bremwood, Wal-Mart and Nestle properties each had variances granted by the City in the past. He differentiated this proposal from those by indicating this denial was based on this driveway planned to be used for backing semi-trailers onto public right-of-way and the other approvals not including these plans. He further outlined future plans for Industrial Street may include continuing the current dead-end configuration to the north for a through street and the potential may be there for more through traffic at that point. Mr. Cherry clarified for the Members most of the buildings with their driveways were constructed prior to the current Design Standards that were adopted in 1997.

Member Gidley confirmed with Mr. Elliot Carmi, owner of Carmi Flavors, Inc., the need for five bays because three would be used for the normal day to day operations and two bays would be needed for the special need to ship frozen products immediately from the building.

Member Brown confirmed with Secretary Kohout there were no comments received from the public on this proposal. Jason Passmore, Economic Development Director, notified the Members the owner of Rada Manufacturing had expressed an interest in seeing the proposed site plan and after seeing the plan, did not offer any comments.

Motion By: Charlson

Seconded By: Shea

Move that a variance to allow the proposed driveway to be 62.5 feet be approved.

Yes: 5

No: 0

Absent: 0

E. Old Business:

F. New Business:

G. Adjournment:

Motion By: Gidley

Seconded By: Brown

That the Board of Adjustment meeting be adjourned.

Yes: 5

No: 0

Absent: 0