



NOTICE OF MEETING

Robins Board of Adjustment

Tuesday, February 22, 2022

5:30 P.M. @ ROBINS CITY HALL

Agenda:

- 1. Call the meeting to order.***
- 2. Roll Call***
- 3. Chairperson and Planning and Zoning Administrator's reports.***
- 4. Minutes of the January 18th, 2022 meeting***
- 5. Public Hearing to hear comments and concerns relating to the Special Use Request of Al Frey, FC Land LLC, for installation of a paint booth in Unit 203 at 3230 N. Center Point Road.***
- 6. ZBA Resolution No. 2022-2.***
- 7. Adjourn.***

**This Page is
Intentionally
Blank**



ROBINS BOARD OF ADJUSTMENT MINUTES OF THE JANUARY 18TH, 2022 MEETING

Chairperson Brian Cohen called the meeting to order at 5:30 p.m. in the Robins City Hall on Tuesday, January 18th, 2022. Roll call was taken with Brian Cohen, Dustin Arnold, Molly Iverson, Dawn Svenson-Holland and Mark Wood present along with Zoning Administrator Dean Helander and City Clerk/Treasurer Lori Pickart.

Cohen had no chair report; Zoning Administrator Dean Helander's report was in the packet.

Arnold moved to approve the Minutes of the June 23rd, 2021 meeting, Iverson seconded and all voted aye.

Iverson moved to nominate Cohen as Chairperson for 2022, Arnold seconded, all ayes. Cohen nominated Iverson as Vice-Chairperson, Arnold seconded, all ayes.

Cohen opened the public hearing to hear comments and concerns relating to the variance request of Rich Matus, 110 S Mentzer Road to allow a solid fence in the front yard along his north property line at 5:34 p.m. The Board reviewed the request noting the property abuts the church overflow parking with vehicles and noise coming from the lot and discussed possible vision impediments of which there were none. The public hearing closed at 5:38 p.m. Wood moved to approve Resolution No. 2022-1, approving the variance request, Arnold seconded and all voted aye.

Svenson-Holland moved to adjourn at 5:40 p.m., Arnold seconded and all voted aye.

Brian Cohen, Chairperson

Dean Helander, Planning and Zoning Administrator

Future Land Use/Zoning Amendment

Submission Preliminary Plat*

Submission Final Plat*

Special Use

Variance

Appeal



Owner's Name: AL Frey
Owner's Address: 1200 NCPR Hiawatha, IA
Business Name: FL Land LLC

Filing Date: 1/31/22
Phone #: 319-981-9908
Type of Business:

*3671
989-577-9817*

ZONING AMENDMENT AND ALL PLAT APPLICATIONS - provide the following:

Address and/or description of location:
3230 N. Center Pt. Rd Unit 203
Marion, IA 52302
Present Zoning: C2 Proposed Zoning: C2

This application must be accompanied with copies of plats as prescribed in Chapter 166, Subdivision Ordinance, for subdivisions and Chapter 165, Section 11 for zoning amendments.

SPECIAL USE - VARIANCE - APPEALS - provide the following:

Address of location for request if different than owner or applicant:
3230 N. Center Pt. Rd Unit 203 Marion, IA 52302

STATEMENT OF REQUEST - Provide as much information as possible - This section must be completed for all applications:

Installation of pre fab paint Booth and required exhaust. For Cerakote usage only,

Jer Carth
Applicant's Signature

Fee Paid \$2000 Rec'd By: [Signature]
Check #/Receipt # 100665 Date: 1/31/21



BOARD OF ADJUSTMENT FACTS AND FINDINGS

February 22, 2022

RE: Special Use Request at Unit W203 at 3230 N. Center Point Road, Robins, Iowa.

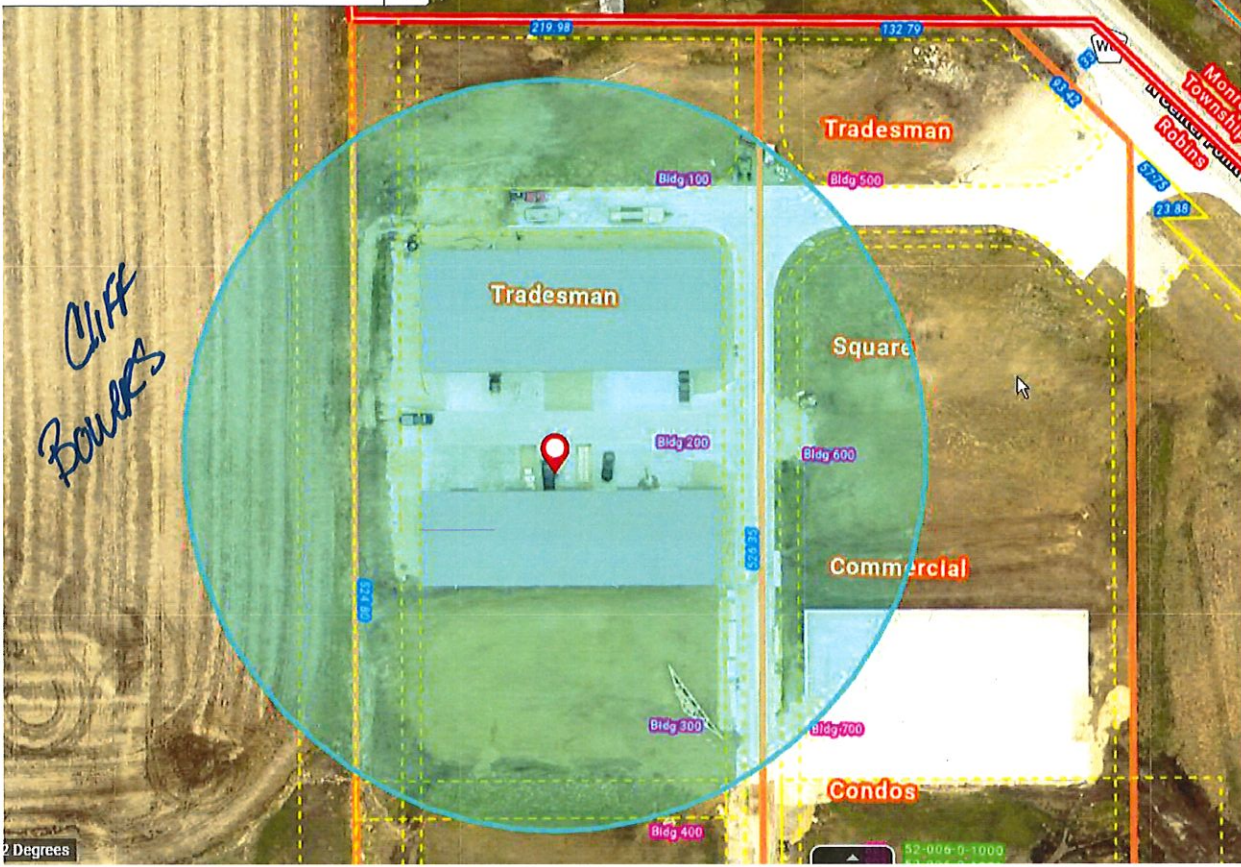
1. The definition of a Special Use is located in Chapter 165, Section 02.116 of the Robins Municipal Code.
2. The condition governing application and procedures surrounding a Special Use is located in Chapter 165, Section 07.1 of Robins Municipal Code.
3. The property located at 3230 N. Center Point Road, is zoned C-2, Highway Commercial District.
4. The requirements of zoning district C-2, Highway Commercial District are located at Chapter 165, Section 27 of the Robins Municipal Code.
5. The applicant is asking for a special use permit to allow a parts manufacturer in Unit W203 in a C-2, Highway Commercial Zoned property as required in Chapter 165, Section 19.4.
6. In accordance with Section .07 of Chapter 165 of the Robins Zoning Ordinance, the following requirements were met:
 - A written application was received by FC Land LLC. and submittal fee was received;
 - Signs were posted on or around February 11th 2022;
 - Notice was published in the *Cedar Rapids Gazette* on or about February 12th, 2022;
 - Property owners within 200' of 3230 N. Center Point Road were notified via letter on or around February 11th, 2022.
7. No public safety concerns became evident during a visual inspection of the property.

Submitted by:
Dean Helander
Zoning Administrator
2-22-22

Address, GPN, or Place



52-001



Cliff Bowers

Tradesman

Tradesman

Square

Commercial

Condos

Bldg 100

Bldg 500

Bldg 200

Bldg 600

Bldg 300

Bldg 700

Bldg 400

2 Degrees

52-006-0-1000

Monte Township Robins

Prepared by and return to: Lori Pickart, City Clerk, City of Robins, 265 S Second St., Robins, Iowa 52328 (319) 393-0588

**CITY OF ROBINS
BOARD OF ADJUSTMENT
ZBA RESOLUTION NO. 2022-2**

**DECISION AND NOTICE OF DISPOSITION REGARDING:
REQUEST FOR SPECIAL USE REQUEST BY FC LAND LLC
TO ALLOW A PAINT BOOTH
IN UNITS 203 AT 3230 N. CENTER POINT ROAD**

WHEREAS, the owner of the property at 3230 N. Center Point Road, has applied for a special use to allow installation of a paint booth in unit #203, and;

WHEREAS, the Zoning Board of Adjustment held a public meeting on February 22, 2022, to consider said request, and has reviewed said request in terms of the standards of review as set forth in the Code of Iowa and the Robins Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE ZONING BOARD OF ADJUSTMENT OF ROBINS, IOWA, AS FOLLOWS:

1. Decision: The Special Use is granted/denied to FC Land, LLC. To allow a paint booth in Unit 203 at 3230 N. Center Point Road, Robins, Iowa.
2. Conditions (subject to the granting of special use):
 - a. This special use is non-transferable to other businesses.
 - b. The special use is only allowed in the aforementioned unit.
 - c. Correct ventilation shall be installed in Unit 203.
 - d. The property owner provides a signature below in agreement with the conditions specified within 7 days of the Board of Adjustment meeting, approving this variance which will be recorded to the unit.
3. Decision of the Board may be appealed to District Court within thirty days by anyone objecting to this decision. No approval should be considered completely final until this period has been passed.

Brian Cohen
February 22, 2022

ATTEST:

Dean Helander, Planning and Zoning
Administrator
February 22, 2022

Notary Public

My Commission Expires:

We agree with the above listed conditions.

Signed _____
FC Land, LLC.