

**Scott County Board of Adjustment**

**June 27, 2012**

**1<sup>st</sup> Floor Board Room Administrative Center**

Members Present: Dittmer, Hittle, Paustian, Scheibe, Vollbeer

Members Absent: None

Staff Present: Huey, Kelly, Lientz

Others Present: 1

1. **Call to order.** Chairman Scheibe called the meeting to order at 4:00 p.m.
2. **Minutes** – Vollbeer made a motion to approve the April 25, 2012 minutes. Hittle seconded the motion. All Ayes (5-0)
3. **Public Hearing-Special Use Permit-** Jeff Smid, Section 25, Sheridan Township

Huey showed air photos of the property and the recent rezoning of the property from Commercial Light Industrial (C-2) to Heavy Industrial (M). Huey explained the necessity of the Special Use Permit for all businesses in the Heavy Industrial Zoning District. Site photos were shown and the history of Mr. Smid's other business locations were explained. The zoning map and floodplain map were shown. Huey noted that the Health Department said a new septic system would be required if the water usage would increase, as the current system was installed in the 1970's. The County Engineer had no comments on this request. Huey said a sign was placed on the property and staff received no calls or comments on this request.

Scheibe asked if the applicant's representative would like to respond. Sue Sheels, the Environmental and Safety Consultant for Jeff Smid addressed the Board explaining the restrictive state requirements and inspections that Smid's business must comply with to remain licensed. Sheels said she has worked with Smid for over 15 years and he runs a clean and compliant facility.

No one else from the public was present to speak.

Scheibe asked for staff's recommendation. Huey said staff recommends that the Special Use Permit to allow an auto recycling facility that will involve the dismantling, storage and sale of used auto parts be approved with the conditions that: 1) The outdoor storage be strictly limited to the areas adjacent to side and rear of the building and be screened with a solid fence a minimum of ten (10) feet in height; 2) That the dismantling of vehicles and salvaging of parts be conducted only within the enclosed building during normal working hours between 7 AM and 7 PM; 3) That the storage of dismantled vehicles and recycled parts not be visible from the adjacent property or street frontage; 4) That the area of the existing septic drain field be protected from heavy equipment; and 5) That the parking and circulation area in the front yard of the building be paved.

Board discussion took place on the hours of operation, the extracted fluids from the vehicles and the floodplain location on the property.

Dittmer made a motion to approve the Special Use Permit with the conditions outlined by staff and adding Monday through Saturday to condition number two (2); and adding condition number 6) That a

floodplain elevation certificate be provided and no storage be allowed in the floodplain area of the property. Hittle seconded the motion.

Vote: All Ayes (5-0)

4. **Acknowledgement**

Scheibe made a motion to acknowledge the retirement of Sherry Kelly and thank her for her dedication, Dittmer seconded the motion.

Vote: All Ayes (5-0)

5. **Election of Officers**

Scheibe made a motion to elect a Vice Chair to replace retiring member Kevin Jenkins. Dittmer nominated Dennis Hittle for Vice Chair, Vollbeer seconded the motion.

Vote: All Ayes (5-0)

Huey introduced new Board member Carol Gagos-Paustian, replacement for Kevin Jenkins. Gagos-Paustian told the Board her background and that she was happy to be part of the Board of Adjustment.

With no new business the meeting was adjourned at 4:30 p.m.