

BOARD OF ADJUSTMENT MEETING AGENDA

Tuesday July 7th, 2022 5:00 PM

Eldridge City Hall 305 N 3rd Street

1. Call to Order
2. Consideration of Approval of Previous Meeting Minutes
3. Public Hearing
Use on Review –Timothy Kludy, 510 S 3rd Street, to operate a gunsmith and custom gun building business from his home
4. Consideration of Recommending Approval
5. Adjournment



**Eldridge Board of Adjustment
May 31st, 2022 Eldridge City Hall 5:30pm**

Minutes

The Eldridge Board of Adjustment meeting was called to order by Karl Donaubaauer at 5:30 p.m. at Eldridge City Hall on May 31, 2022. Board members present were Karl Donaubaauer, Dean Ferguson, Bob Kuehl, and Paul Hayungs. Absent was Eric Gruenhagen. Also present was Tony Rupe, Bruce Cheek, Collin Telsrow, Stephanie Telsrow, and Jeremy Hythecker.

The minutes from March 8, 2022 were presented. One correction is needed. The adjournment time needs to be changed from 7:17pm to 5:17pm. A motion was made by Hayungs to approve the minutes with the time correction, seconded by Ferguson. Motion passed 4-0 by voice vote.

Karl Donaubaauer reviewed the ground rules of the public hearing process.

Consideration of a Use on Review for a home-based business for Jeremy Hythecker at 3201 S 26th Ave. Tony Rupe gave an overview of the request. Mr. Hythecker would like to purchase and run an internet firearms business from his home. Mr. Hythecker will be obtaining his Federal Firearms License if the Use on Review is approved. Chief Sisler has reviewed the request and recommends approval based on Mr. Hythecker obtaining his Federal Firearms License.

Public Hearing opened at 5:33 pm

Mr. Hythecker explained the security that he has in place at his residence. Board members asked several questions regarding the license process and the security that will be provided for the firearms in the residence.

Public Hearing closed at 5:42 pm

Board discussion saw no opposition to the request. Hayungs made a motion to approve the use on review request. Second by Kuehl. Roll call shows all Ayes. Motion passes 4-0.

Consideration of a variance request for required parking spacing at Rolling Meadows Event Center. Tony Rupe gave an overview of the request. The occupancy rating for the building is 393. Per city code, this would require 197 parking spaces. The owners are requesting a reduction to 100 parking spaces.

Public Hearing open at 5:49 pm

Collin and Stephanie Telsrow, owners, were present to explain their situation. They are limited in the number of parking spaces based on the area of their property. The owners stated that they plan to limit the number of guests that can be invited to 261, the occupancy limit of the event space inside the building. From their experience in the event industry, they estimate an average of 20% of invited guests do not attend the event, leaving a typical full event to having 209 guests. Additionally, the owners have the option to rent additional parking from a neighboring business. They are also planning to provide a shuttle service to and from local hotels that will limit the number of vehicles on site.

Public Hearing closed at 5:53

Board discussion saw no opposition to the request. Kuehl made a motion to approve the variance request. Second by Ferguson. Roll call shows all Ayes. Motion passes 4-0.

Motion to adjourn by Hayungs at 5:58pm. Second by Ferguson. Motion passed 4-0 by voice vote.

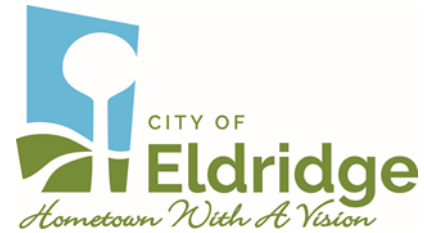
Board of Adjustment
Karl Donaubaauer
Dean Ferguson

Eric Gruenhagen
Paul Hayungs
Bob Kuehl

City Council
Frank King
Bruce Cheek

City of Eldridge

MEMORANDIUM



To: Board of Adjustment
From: Tony Rupe, Assistant City Administrator
Re: Timothy Kludy, Use on Review
Date: 6/25/22

Board of Adjustments

Timothy Kludy, 510 S 3rd Street, is requesting a Use on Review to operate a home-based business at his residence. He resides in a R1 zoning district. Home Occupation is a Permitted Use on Review per city code.

20.02 PERMITTED USES ON REVIEW. *The following principal uses may be permitted on review by the Board in accordance with the provisions contained herein:*

- A. Church or temple;
- B. Child care center;
- C. Home Occupation;**
- D. Municipal administrative or public service building or properties, except such cases as storage yard, warehouse, or garage;
- E. Public library and similar public culture uses;
- F. Public school offering general educational courses the same as ordinarily given in public schools; and
- G. Sewage lagoon or treatment plant.

Mr Kludy would like to operate a gunsmith and custom gun building shop from his home. The Eldridge Police Department reviewed the request. A letter of intent from Mr Kludy is included in this packet.





BOARD OF ADJUSTMENT
APPLICATION
VARIANCE

Property Address 510 South 3RD Street Eldridge

Variance Requested Gun repair/Custom Gun Business from Residence
For a variance to be granted, a non-self-imposed hardship must be shown. Explain your hardship:

Applicant Name Timothy A. Kludy
Address 510 South 3RD Street Eldridge
Phone Number 563-508-5361
Email Address tjt Kludy @ Hotmail . Com

Title Holder's (If different than applicant)
Name _____
Address _____
Phone Number _____

Signature of Applicants (s) Timothy A. Kludy

Signature of Title Holder(s)
(if different than applicant) _____

- On 8 1/2" x 11" paper, please provide the following:
- a. A scale accurate drawing showing the property location and boundary lines
 - b. A scale accurate site plan showing developed features on the site and location of any requested variances

For office use only			
Amount Due	\$ 50 single family; \$200 all others	Date Filed	<u>6/10/22</u>
Filing Fee Paid	\$ <u>200</u>	Publication Date	_____
Payment Method	<u>✓ 1113</u>	Hearing Date	_____



June 13, 2022

Tony Rupe
City of Eldridge
305 N 3rd Street
P.O. Box 375
Eldridge, IA 52748

Dear Mr. Rupe and the City of Eldridge,

I am looking for a variance to operate a sole proprietary gunsmith shop and custom gun building business from my property at 510 south 3rd street. I will also be doing some firearm retail sales but this will be mostly by order. I will not be doing anything more from my property that I am currently doing for myself. There will not be noisy fabrication, repairs or bluing that requires EPA involvement.

My intention is to do this business without increasing the number of people visiting my property. I will not display any signage; I want to keep it low key, do to the nature of the product as well. I will pick up and deliver most of the projects upon completion.

I complete classes with Penn Foster College and received a certificate as a gunsmith and I will be applying for my class #7 FFL upon securing a business license.

I currently travel with my current profession; I am a traveling Mechanic and Electrician for Pactiv Evergreen in Cedar Rapids Iowa. I am not in the position to start a business in a separate location, my intent is to develop a business and clientele working with the other gun shops in the area.

I am positioning myself for retirement; I am currently 56 years old and looking to retire in a few years. I want to have a small business that can generate some revenue and keep me busy.

I have had the property fully secured with an ADT alarm system and the projects will be secured in vaults that are on the property.

Thank you for your time, I know you will want to schedule a meeting of the Board of Adjustments. I will be on vacation the first week of July; it would be to my benefit if this meeting could take place July 6 or 7. If the meeting cannot be scheduled on these dates, I will adjustment my schedule as needed.

Regards, Timothy Kludy

PUBLIC HEARING NOTICE

CITY OF ELDRIDGE

The City of Eldridge Board of Adjustment will conduct a public hearing at 5:00 p.m., July 7, 2022 at the Eldridge City Hall, 305 N 3rd Street, on the following matter:

1. Timothy Kludy, 510 S 3rd St, is seeking a Use on Review to operate a gun repair / custom gun business from his residence. The property is zoned R-1 Single Family Residential. Per the City Code, a home occupation is a permitted Use on Review.

Additional information regarding this matter may be obtained from city hall during regular business hours. Interested individuals may make comments regarding this matter at the meeting. Written comments will be accepted until 4:00 p.m. July 6, 2022.

Tony Rupe
Assistant City Administrator

Please publish on Wednesday June 29th, 2022