

## Property Committee Meeting Minutes 1-19-10

In attendance: John Revolinski, Susan Silvers, Myron Gookin, John Morrissey, Tom Baker plus several community members

1. Consideration of Non-Conforming Sign for Highway One South by Iowa State Bank  
ISB would like to place a 14' x 8' sign with 2' x 8' illuminated message board. Message boards are not allowed by the sign ordinance and so a variance was requested. After reviewing the sign ordinance, the committee moved to request that the Mayor appoint an "architectural review committee" as specified by the ordinance who will be charged with maintaining the standards of the ordinance. The committee would review this variance request and make a recommendation to Council.
2. Zoning Ordinance Amendment  
Area realtors in attendance led by Terry Hayes requested that the Council consider amending the zoning ordinance to allow existing homes build on lots under the minimum size required by the ordinance to automatically be rebuilt in the event they are destroyed by fire or other natural catastrophe. There are currently 1245 homes in the city on non-conforming lots. Since the ordinance currently allows such homes to be rebuilt only if less than 50% of the structure is damaged, and upon permission of the Board of Adjustment. Because of recently increased scrutiny by mortgage lenders, this provision creates difficulty for someone trying to purchase such a home, since lenders are insisting assurance that the home can be rebuilt if destroyed. The committee asked the City Attorney to draft language to automatically allow such homes to be rebuilt in case of disaster as long as they use the original building footprint, or expand only as far as setbacks are allowed by the ordinance.
3. Building Code Ordinance  
New committee members were given an orientation to the reason for re-examining the ordinance at the present time: The 1986 ordinance was never published and is unenforceable, and the fact that the State of Iowa now requires electrical inspections and may soon require other inspections. Revisions to the current draft ordinance suggested by architect Martha Norbeck were reviewed and discussed. The committee set a strategy for proceeding:
  - 1 Finish reviewing Martha's suggested changes to the wording of the ordinance
  - 2 Conference with Stuart Krine, The Iowa Department of Public Safety's State Building Code Commissioner to discuss how the ordinance will work in conjunction with state regulations, and in light of best practices throughout the state
  - 3 Conference with State electrical inspector to discuss possibility of exempting local manufacturers from some of the inspections.
  - 4 Seek input on energy efficiency provisions from sustainable living scholars at the University