

**ZONING BOARD OF ADJUSTMENT**

**ANNUAL MEETING**

**AGENDA**

**TUESDAY, APRIL 17, 2018**

9:00 A.M. – STUDY SESSION FOR BOARD MEMBERS-SITE VISITS  
403 WILLOW AVENUE

**4:00 P.M. – REGULAR MEETING**

**CITY COUNCIL CHAMBERS – 2ND FLOOR, CITY HALL  
209 PEARL STREET, COUNCIL BLUFFS, IA 51503**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. PLEDGE OF ALLEGIANCE**

**4. ADOPTION OF AGENDA**

**5. APPROVAL OF THE MARCH 20, 2018 MEETING MINUTES**

**6. PROOF OF PUBLICATION/POSTING**

**7. REVIEW OF MEETING PROCEDURES**

**8. PUBLIC HEARINGS**

A. CASE BA-18-001: Public hearing on the request of CHI Health Clinic for a variance from Section 15.33.170(3), Commercial District Signs, Design Regulations for Detached Signage, of the Municipal Code (Zoning Ordinance) for a 5 foot variance to the maximum height of a monument sign, allowing a monument sign to be constructed at 15 feet in height in a C-2/Commercial District on property legally described as being part of Lots 1 and 3, Auditor's Subdivision of the SE1/3 SW1/4 of Section 32-75-43, lying southerly of Mosquito Creek and northerly of Valley View Drive. Location: Northwesterly corner of Mall Drive and Valley View Drive.

B. CASE #CU-16-004(M2): Public hearing on the request of Matt Fatka, on behalf of Highway Signage Inc., to modify an approved conditional use permit to allow the expansion of a 'contractor yard' in an I-2/Industrial District on property legally described as being part of the SW1/4 SW1/4 of Section 34-75-44 and being more particularly described as beginning 365.44 feet East of the southwest corner of said Section 34-75-44, thence North 736 feet, thence East 363 feet, thence South 354.49, thence West 10 feet, thence South 350 feet, thence East 10 feet; thence South 40.03 feet; and thence West 363 feet to the Point of Beginning, City of Council Bluffs, Pottawattamie County, Iowa. Location: 3250 16th Avenue.

**9. OTHER BUSINESS**

- A. Annual Report
- B. Election of Officers
- C. Items of interest

**10. ADJOURNMENT**



NOTE: If you have any comments or questions regarding this agenda, or if you are unable to attend this meeting, please contact the Community Development Department at 328-4629.